



FOR LEASE

Asking Rate:

\$34.00
PSF NNN

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College Marketplace

3379 N College Avenue

Fayetteville, Arkansas

Property Features

Suite 5: 2,490 SF

- N College Avenue has a traffic count of 33,000 VPD
- Surrounded by retail, office, residential neighborhoods and new multifamily housing

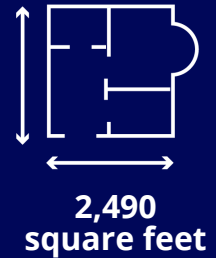
Last remaining space for lease in popular College Marketplace shopping center in Fayetteville's Business & Shopping District. Anchored by Whole Foods Market and includes several other well-known national retailers; including new CAVA restaurant and IV Nutrition. Traffic light gives direct access into the center with N College Avenue boasting more than 33,000 cars per day.

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Property Highlights



2,490 square feet



Abundant parking on site



Surrounded by retail, restaurants and housing



Located in high-volume shopping center

LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	6,672	49,367	140,623
Projected Population (2029)	6,965	51,446	147,854
Average HH Income (2024)	\$89,755	\$94,331	\$84,865
Proj. Average HH Income (2029)	\$101,109	\$108,267	\$97,300
Households (2024)	3,381	22,167	55,204



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