



FOR LEASE

Asking Rate:

\$30.00
PSF NNN

Contact us:

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3575 W Wedington Drive | Suites 1 & 2 Fayetteville, Arkansas

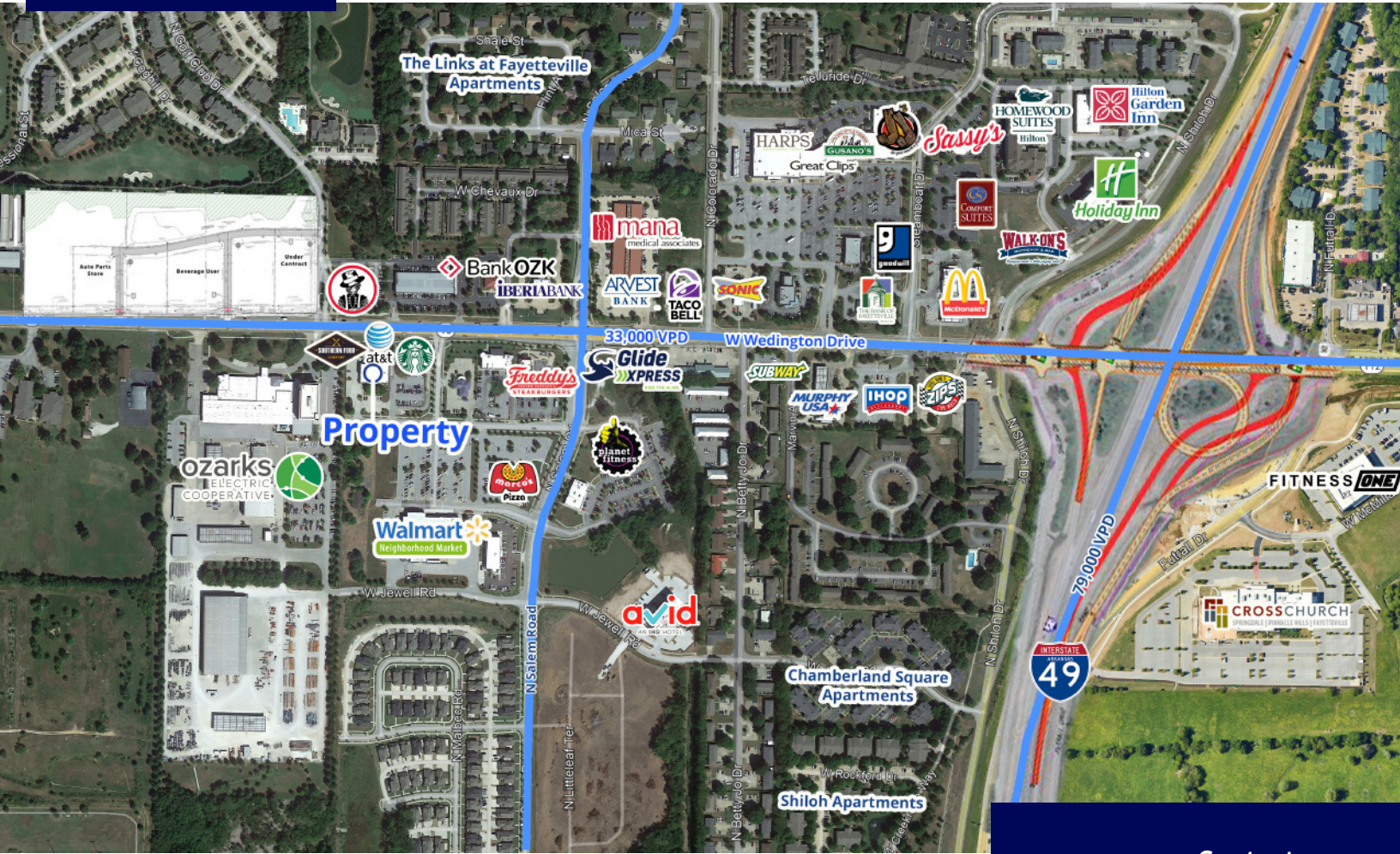
Property Features

- Available spaces:
 - 2,400 SF suite
 - 2,700 SF suite
- Easy access from I-49 and 35,000 VPD on W Wedington Drive
- Adjacent to Walmart Neighborhood Market and minutes away from the U of A Campus Corridor

Two spaces available for lease on W Wedington Drive in Fayetteville, Arkansas. Surrounded by retail including a Walmart Neighborhood Market, Planet Fitness, and Starbucks. Minutes from the University of Arkansas campus corridor. Space is anchored by AT&T and Southern Food Company. Property is in a high traffic area with dense residential neighborhoods and is experiencing exponential growth with new developments, residential projects and road expansions.

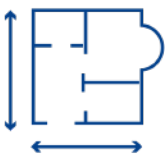


LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	11,841	67,730	101,176
Projected Population (2029)	12,352	66,476	106,685
Average HH Income (2024)	\$75,732	\$74,182	\$81,915
Proj. Average HH Income (2029)	\$84,485	\$84,359	\$93,401
Households (2024)	5,423	25,222	41,713



Suite 1: 2700
Suite 2: 2400



Surrounded by national retailers



Plenty of parking available



Easy access to Interstate 49

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