

For Lease or Sale
±4,142 SF

1290 N STEAMBOAT DR
FAYETTEVILLE, AR 72704



2ND GENERATION RESTAURANT SPACE

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

INVESTMENT HIGHLIGHTS

Cushman & Wakefield | Sage Partners is pleased to offer for lease or sale a 4,142± SF second-generation restaurant property situated on approximately 1.02 acres in Fayetteville, Arkansas. The property offers an attractive opportunity for restaurant operators, investors, or owner-users seeking a well-positioned location within one of Northwest Arkansas' most active commercial corridors.

Located just off W Wedington Drive, which sees approximately 45,000 vehicles per day, the property benefits from convenient access to I-49, carrying approximately 105,000 vehicles per day.

The surrounding area features a strong mix of national retailers, restaurants, and rapidly growing residential neighborhoods, while the University of Arkansas is only minutes away. A large covered patio provides additional seating and enhances the property's appeal for food and beverage concepts looking to establish or expand their presence in the Fayetteville market.

SITE OVERVIEW

Address	1290 N Steamboat Drive, Fayetteville, AR 72704
Asking Price	\$1,600,000
Lease Rate	\$26.00/SF NNN
Site Area	1.02± acres
Highlights	• 2nd generation restaurant space • Large covered patio • Drive-thru window • Easy access to W Wedington Dr (45,000 VPD) and I-49 (105,000 VD) • Surrounded by national retailers and restaurants • Minutes from the University of Arkansas



* demographics within a 5 mile radius; information deemed reliable but not guaranteed



LOCATION OVERVIEW



1290 N STEAMBOAT DR | FAYETTEVILLE, AR

LOCATION OVERVIEW



06

MINUTES TO THE UNIVERSITY
OF ARKANSAS

<1

MINUTE TO I-49

20

MINUTES TO
PINNACLE HILLS

25

MINUTES TO
BENTONVILLE

Wheeler

edington
Woods

SUBJECT PROPERTY

1 MILE

HARPS

Walmart

3 MILES



Fayetteville
Square



Farmington

Goose Creek

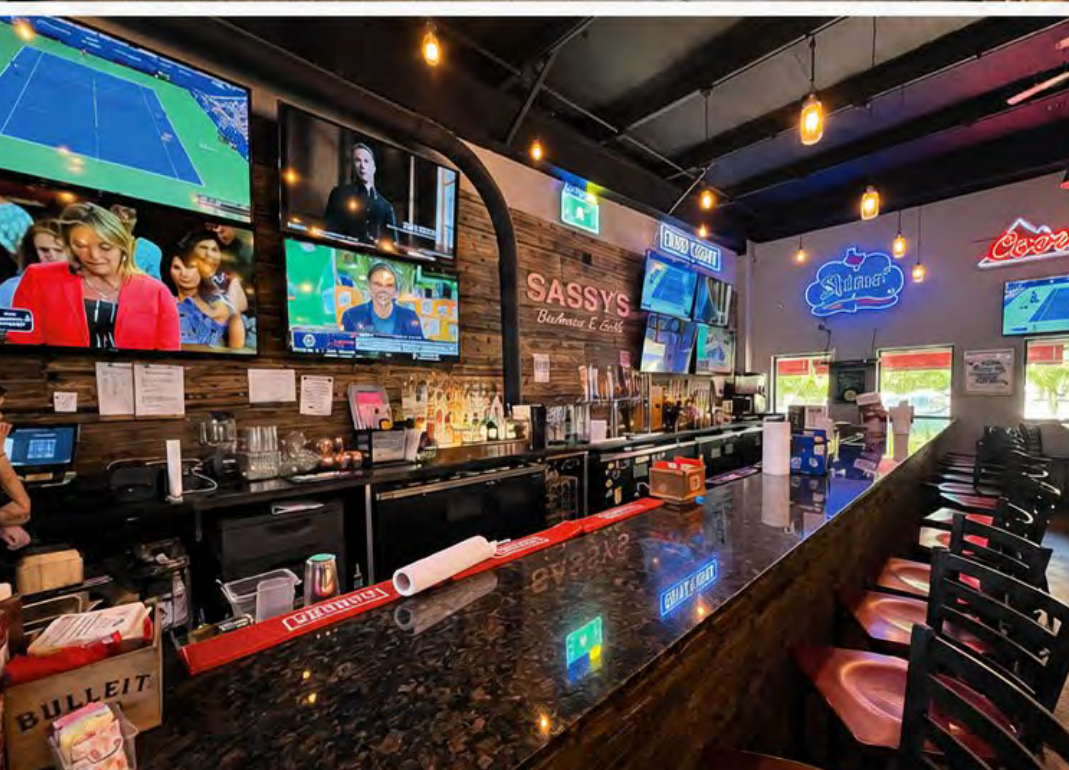
ADDITIONAL AMENITIES WITHIN A 3 MILE RADIUS

- Walk-On's Sports Bistreaux
- McDonald's
- Pizza Hut
- Freddy's Frozen Custard
- Starbucks
- Domino's Pizza
- Sonic
- Slim Chickens
- Subway
- Taco Bell
- Chipotle
- Walmart Neighborhood Market
- Harps Food Stores
- JJ's Grill
- Gusano's Pizzeria
- Marco's Pizza
- IHOP
- CJs Butcher Boy Burgers
- Planet Fitness
- Casey's
- Murphy USA
- Walgreens
- Southern Food Company
- Trailer Birds
- Sakura
- Hunan Manor
- El Matador
- Thai Spice

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**CUSHMAN &
WAKEFIELD**



sage
PARTNERS

±4,142 SF

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