

PAD READY LOTS FOR SALE

W Wedington Dr. | Fayetteville, AR 72704

Available Lot 8
1.67 AC

Available Lot 2
1.00 - 2.88 AC

W Wedington Dr - 37,000 VPD

Logos shown: HARPS, GUSANO'S, Great Clips, Thai Spice, McDonald's, Phillips 66, HOMEWOOD SUITES, Hilton, Hilton Garden Inn, Comfort Suites, WALK-ONS, Holiday Inn Express, TACO BELL, SONIC, ARVEST, THE BANK OF FAYETTEVILLE, Bank OZK, IHOP, ZIPS, MURPHY USA, SUBWAY, planet fitness, Starbucks, AT&T, FirstSecurity, Freddy's STEAKBURGERS, Walmart Market, CHIPOTLE, Auto Zone, DISCOUNT TIRE, SEVEN 7s BREW, ARKANSAS FEDERAL CREDIT UNION.

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AVAILABLE

- Lot 8 - 1.67 Acres +/-
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PRICE

Call Agents for Pricing

COMMENTS

- Only remaining development land on dense retail corridor
- Developer is providing all utilities, access roads, and regional detention
- Ideal location for all retail uses
- This is one of the fastest growing residential areas in Fayetteville
- Neighboring national tenants such as Chipotle, AutoZone, and Discount Tire

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,429	59,105	98,898	225,378
AVERAGE HH INCOME	\$81,059	\$71,218	\$85,360	\$95,712
TOTAL HH	5,272	24,552	42,349	87,890

TRAFFIC COUNTS

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Available
Lot 8
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**KELLEY COMMERCIAL
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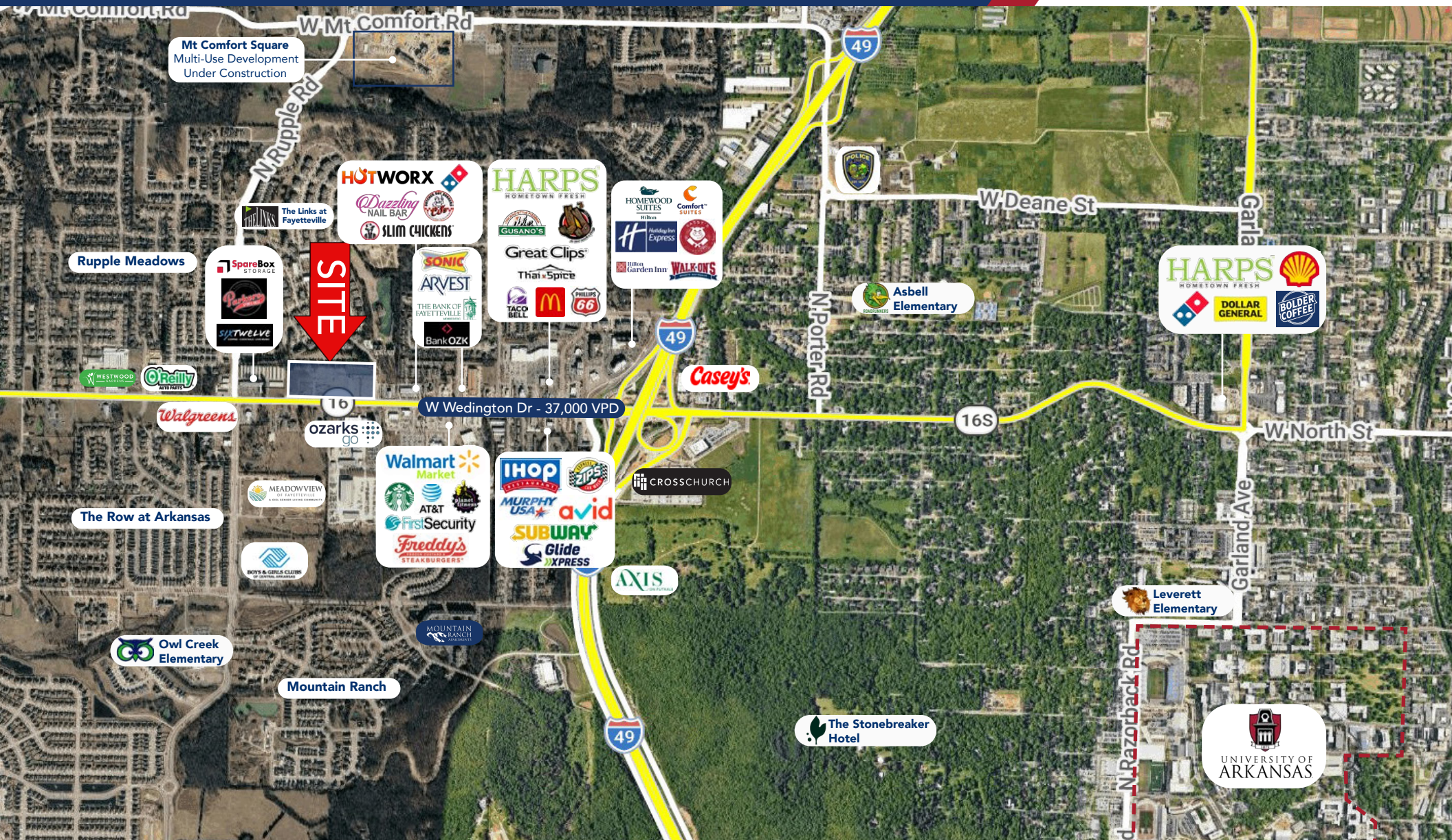


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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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