

OFFICE FOR LEASE

FAYETTEVILLE SINGLE OFFICE OR SUITE - FREE MONTH'S RENT WITH TWO YEAR TERM

4241 - 4257 N. Gabel Drive, Fayetteville, AR 72703



AVAILABLE SF: 200 - 850 SF

LEASE RATE: \$300-\$1,250 Month (Gross)

LOT SIZE: 0.44 Acres

BUILDING SIZE: 8,021 SF

BUILDING CLASS: B

YEAR BUILT: 1996

ZONING: Commercial

PROPERTY OVERVIEW

SINGLE OR SMALL OFFICE SUITES IN A GREAT FAYETTEVILLE LOCATION CLOSE TO RESTAURANTS AND SHOPPING

PROPERTY FEATURES

- 180-850 SQUARE FEET AVAILABLE
- ALL BILLS PAID EXCEPT PHONE AND DATA
- EASY ACCESS TO INTERSTATE
- MINIMUM ONE YEAR TERM
- EXCELLENT PARKING
- COMMON AREAS AND MAIL DELIVERY
- ON SITE MANAGEMENT
- FINISH OUT ALLOWANCE BASED ON LEASE TERM

KW COMMERCIAL
3801 Johnson Mill Blvd.,
Suite C
Fayetteville, AR 72704

JENELLE KENNAN
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
4257 Gabel Drive, Fayetteville, AR 72703	Office Building	\$375 PER MONTH	Gross	200 SF	VACANT
4257 Gabel Drive, Fayetteville, AR 72703	Executive Suites	\$1,250 PER MONTH	Gross	850 SF	VACANT
4257 Gabel	Office Building	\$325 PER MONTH	Gross	180 SF	VACANT
4241 Gabel Drive	Office Building	\$400.00 SF/YR	Gross	200 SF	VACANT

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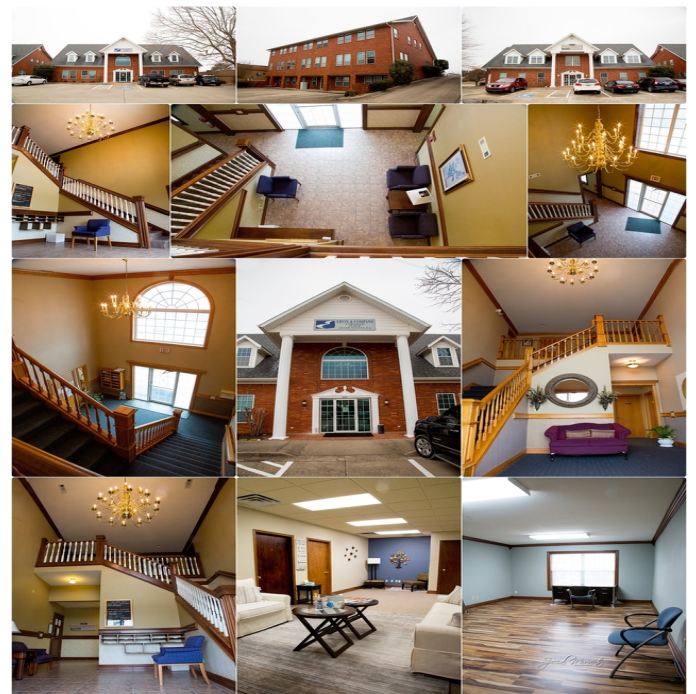
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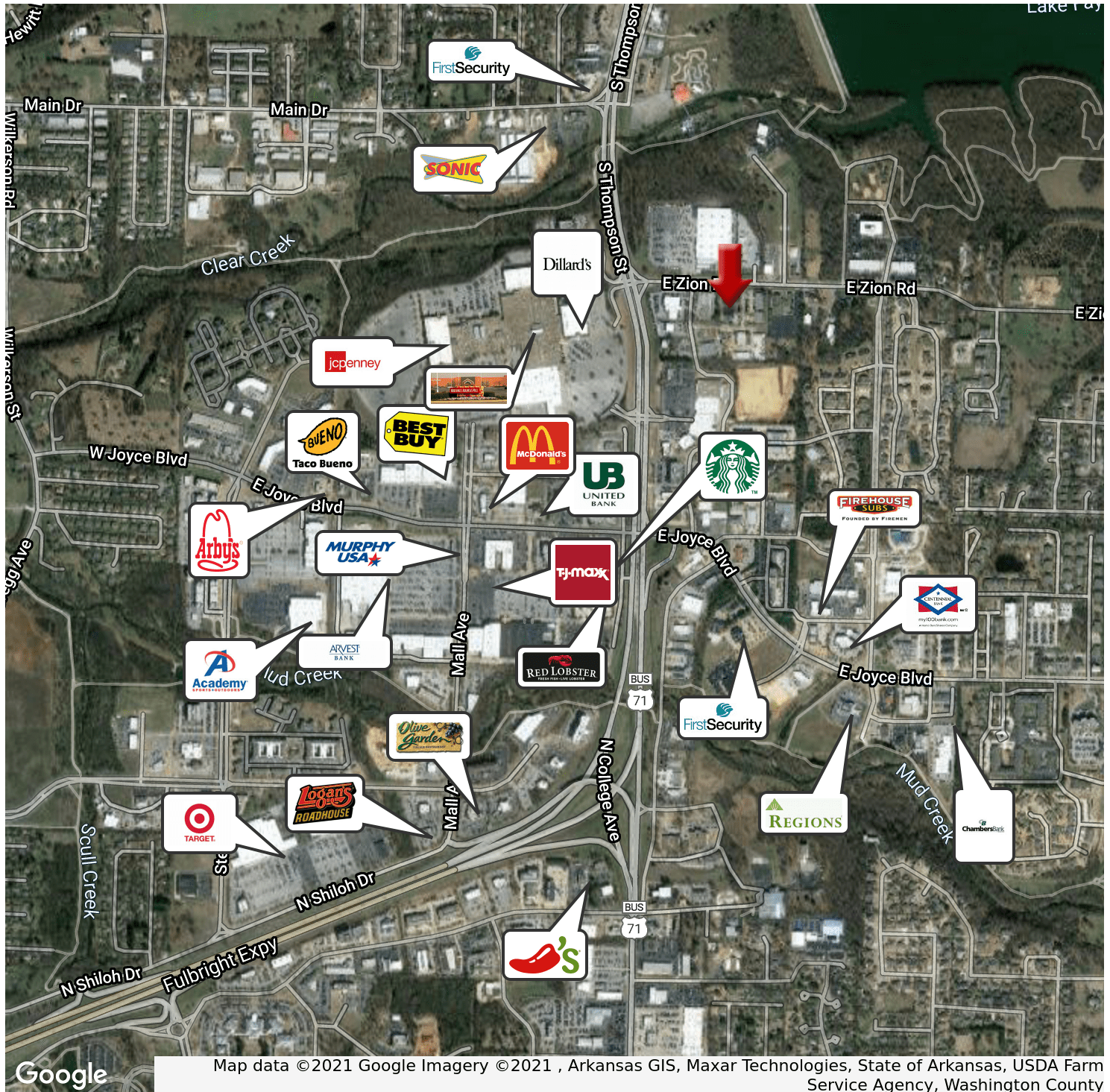
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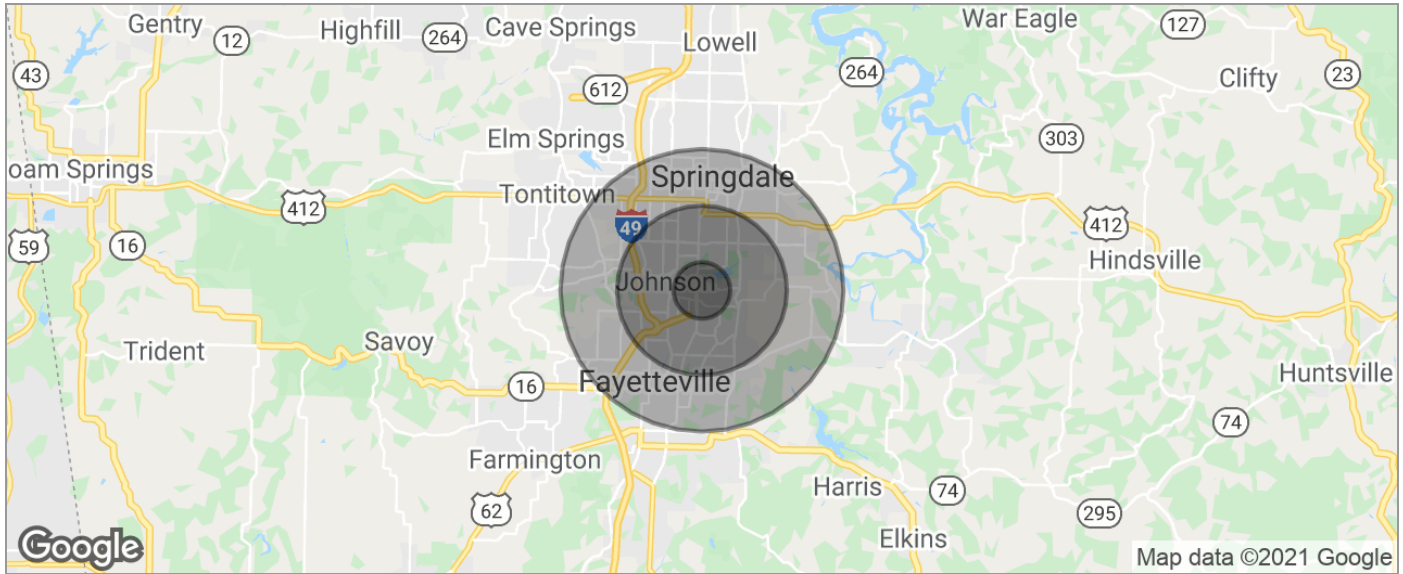
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,319	47,520	118,201
MEDIAN AGE	33.4	31.3	30.1
MEDIAN AGE (MALE)	31.2	30.5	29.6
MEDIAN AGE (FEMALE)	38.0	33.1	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,175	19,100	45,271
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$60,311	\$56,257	\$54,337
AVERAGE HOUSE VALUE	\$213,220	\$214,723	\$206,368
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.2%	77.5%	76.3%
% BLACK	4.6%	4.4%	3.8%
% ASIAN	2.3%	2.7%	2.6%
% HAWAIIAN	1.0%	1.7%	2.5%
% INDIAN	0.8%	1.1%	0.9%
% OTHER	9.7%	11.0%	12.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	15.8%	18.1%	20.5%

* Demographic data derived from 2010 US Census

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