

OFFICE FOR SALE

INVESTOR OR END USER - FAYETTEVILLE OFFICE - GREAT CAP RATE

4241-4257 Gabel, Fayetteville, AR 72703



SALE PRICE:	\$1,900,000
LOT SIZE:	0.68 Acres
BUILDING SIZE:	16,195 SF
BUILDING CLASS:	C
YEAR BUILT:	1997

PROPERTY OVERVIEW

Property is in an excellent location with easy access to restaurants, shopping and all business amenities.

PROPERTY FEATURES

- GREAT CAP RATE
- TWO BLOCKS FROM NORTHWEST ARKANSAS MALL
- CLOSE TO RESTAURANTS AND SHOPPING
- CENTRAL BUSINESS DISTRICT
- NEW AIR CONDITIONING UNITS
- NEW ROOF IN 2015
- EASY ACCESS TO INTERSTATE
- EXCELLENT PARKING
- QUIET LOCATION
- SINGLE OFFICES AND SUITES

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

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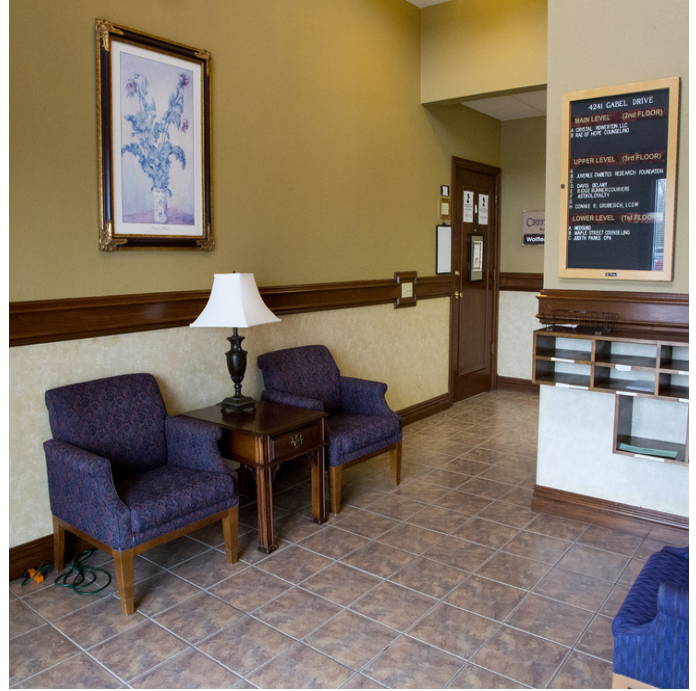
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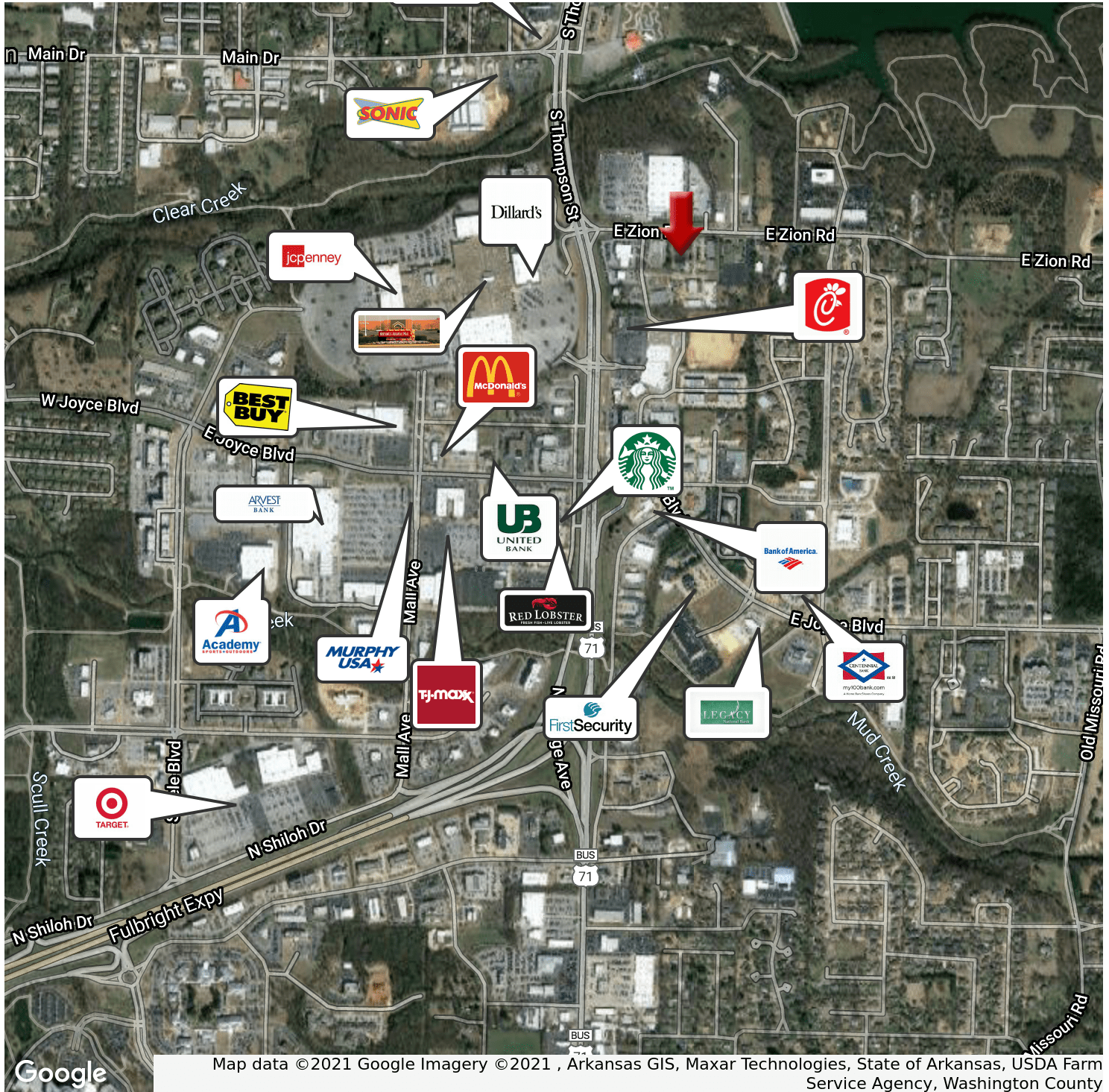
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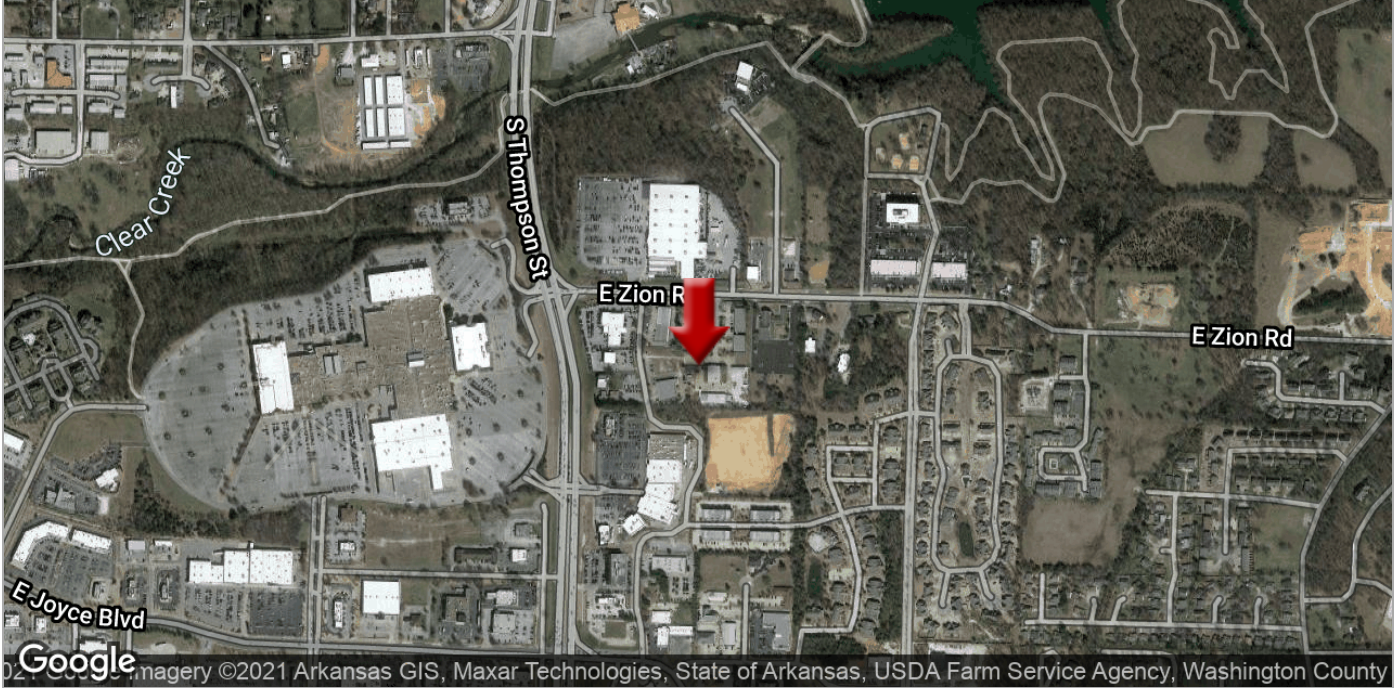
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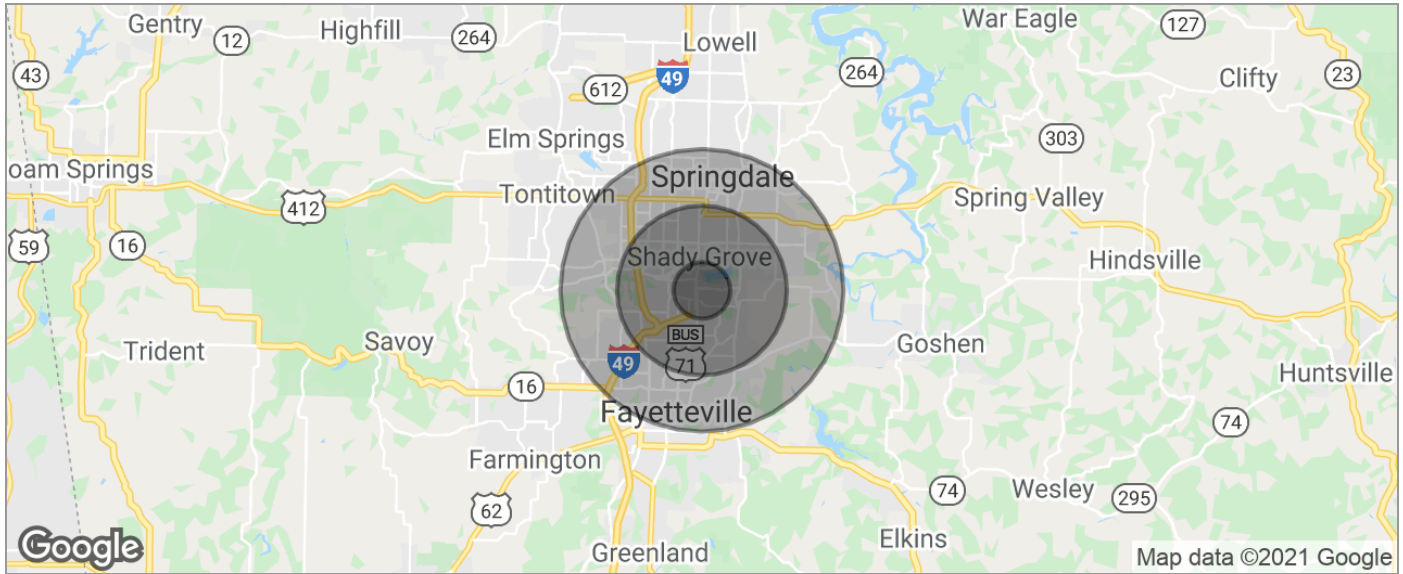
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,319	47,520	118,201
MEDIAN AGE	33.4	31.3	30.1
MEDIAN AGE (MALE)	31.2	30.5	29.6
MEDIAN AGE (FEMALE)	38.0	33.1	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,175	19,100	45,271
# 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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