



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

RETAIL SPACE FOR LEASE

2301 W MLK Jr. Blvd, Fayetteville, AR



Center Redevelopment
**Coming Soon*

aspen
HEIGHTS

COTTAGES

UNIVERSITY OF
ARKANSAS

BW
Best
Western

On-site Parking

the
NST
Fayetteville, AR



MEXIGO
VIEJO

Waffle
HOUSE



W MLK Blvd
34,000 VPD



S Futtrall Dr
24,000 VPD



I - 49
79,000 VPD

CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate & Type	\$16.00/SF NNN
Address	2301 W Martin Luther King Jr. Blvd
City/State	Fayetteville, AR 72701
Available	±28,907 SF
Lot Size	±2.42 Acres
Zoning	C-2
Parking	100+ spaces

PROPERTY HIGHLIGHTS

- The space can be subdivided
- Rear loading dock and fenced yard area
- Prime retail location immediately off the I-49 exit at MLK Blvd
- One of the highest traffic counts in the Fayetteville market
- 0.7 miles from the University of Arkansas campus (32,000 students)
- 10,000+ students living within 1 mile



PROPERTY AERIAL LOOKING EAST

UNIVERSITY OF
ARKANSAS
Campus

Downtown Fayetteville

Andy's
Frozen Custard

MARSHALL
STUDENT LIVING

THE
RETREAT

Zaxby's
Panera
BREAD
Cane's
ROCKY ROLL
McDonald's
TACO BELL

Chick-fil-eh
TORCHY'S
TACOS

UNIVERSITY HOUSE
UH

aspen
HEIGHTS

CANDLEWOOD
SUITES

Center Redevelopment
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COTTAGES

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VIEJO

UNIVERSITY OF
ARKANSAS

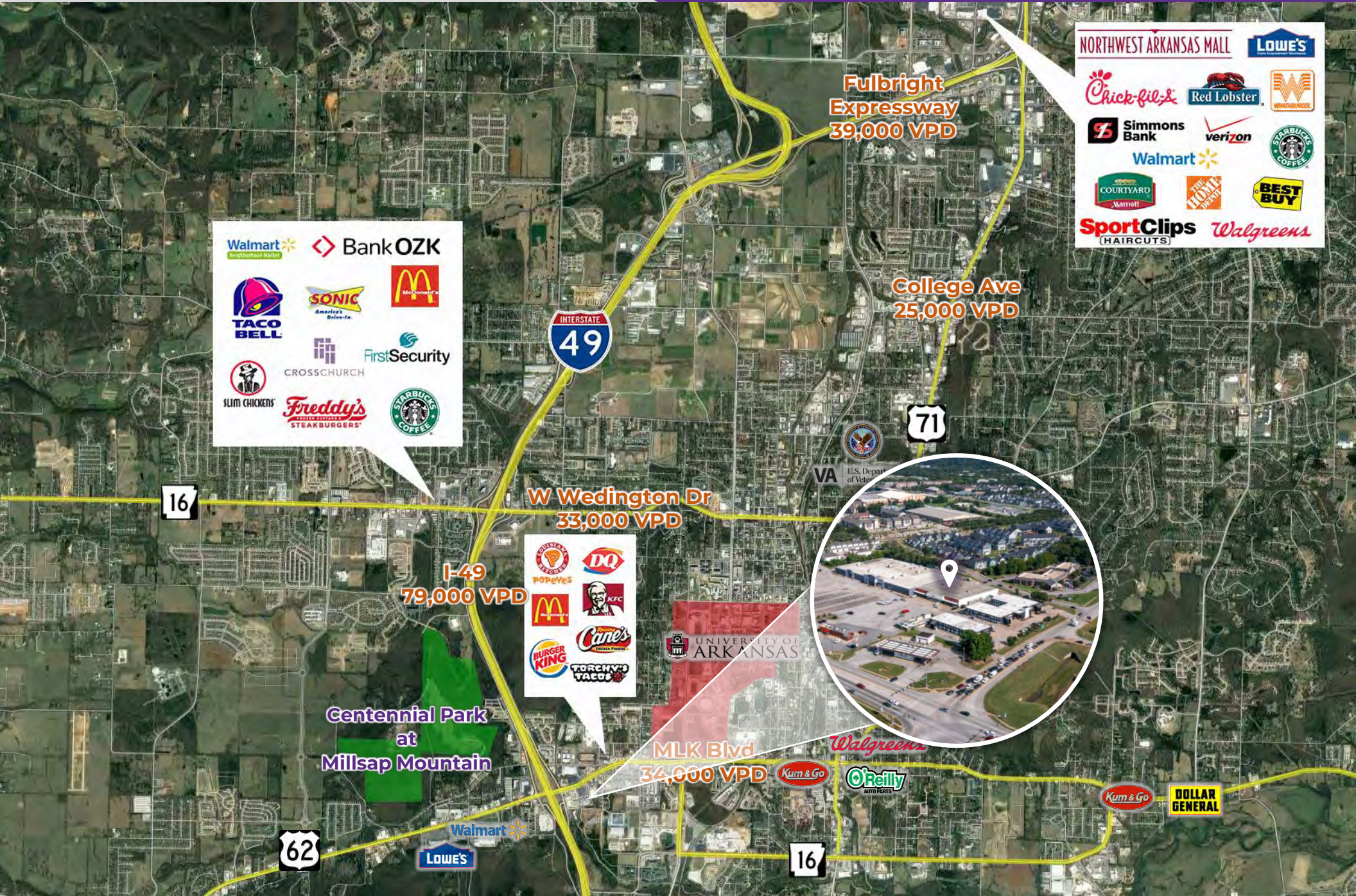
On-site Parking

W Best Way St

Waffle
HOUSE

PHILLIPS
66

the
NOSE
Fayetteville, AR



Walmart Neighborhood Market | Bank OZK

TACO BELL | SONIC American Drive-Ins | McDonald's

CROSSCHURCH | FirstSecurity

SLIM CHICKENS | Freddy's STEAKBURGERS | STARBUCKS COFFEE

BOBBI'S ICE CREAM | DQ

POPEYES | KFC

McDonald's | Cane's | TORCHY'S TACOS

NORTHWEST ARKANSAS MALL | Lowe's

Chick-fil-A | Red Lobster | WINGSTERS

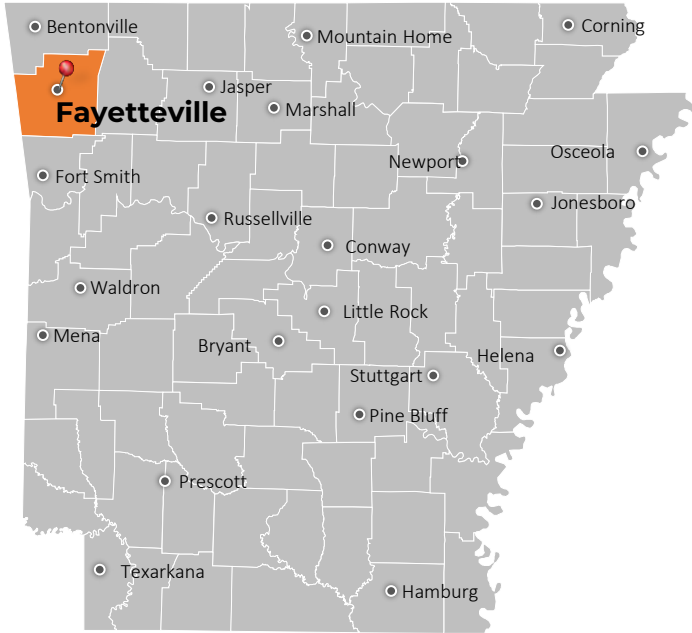
Simmons Bank | verizon | STARBUCKS COFFEE

Walmart | THE HOME DEPOT | BEST BUY

COURTYARD Marriott | SportClips HAIRCUTS | Walgreens



Fayetteville, AR



Located in the center of booming Northwest Arkansas, Fayetteville is the second most populous city in Arkansas and the county seat of Washington County.

With a thriving local economy, educated workforce, and loyal customer base, the number of jobs within Fayetteville is consistently on the rise. Fayetteville is home to the flagship campus of the University of Arkansas, which has established itself as one of the top public research and academic institutions in the nation, with a student population of 32,140.


Fayetteville benefits from its diverse economy, strategic location in the NW Arkansas region, and strong sense of community, which collectively support its continued economic growth and development. Fayetteville ranked in the top 10 of “Best Places to Live” from U.S. News and World Report in both [2023](#) and [2024](#). Similarly, the Northwest Arkansas region was recognized in the top 10 of the “Best Performing Cities in [2024](#)” list from the Milken Institute.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	57,942	99,204	212,335
Households	23,866	40,965	81,806
Average Age	31.2	33.9	35.6
Average Household Income	\$68,979	\$83,740	\$91,595
Businesses	1,623	3,012	6,207

**Demographic details based on property location*

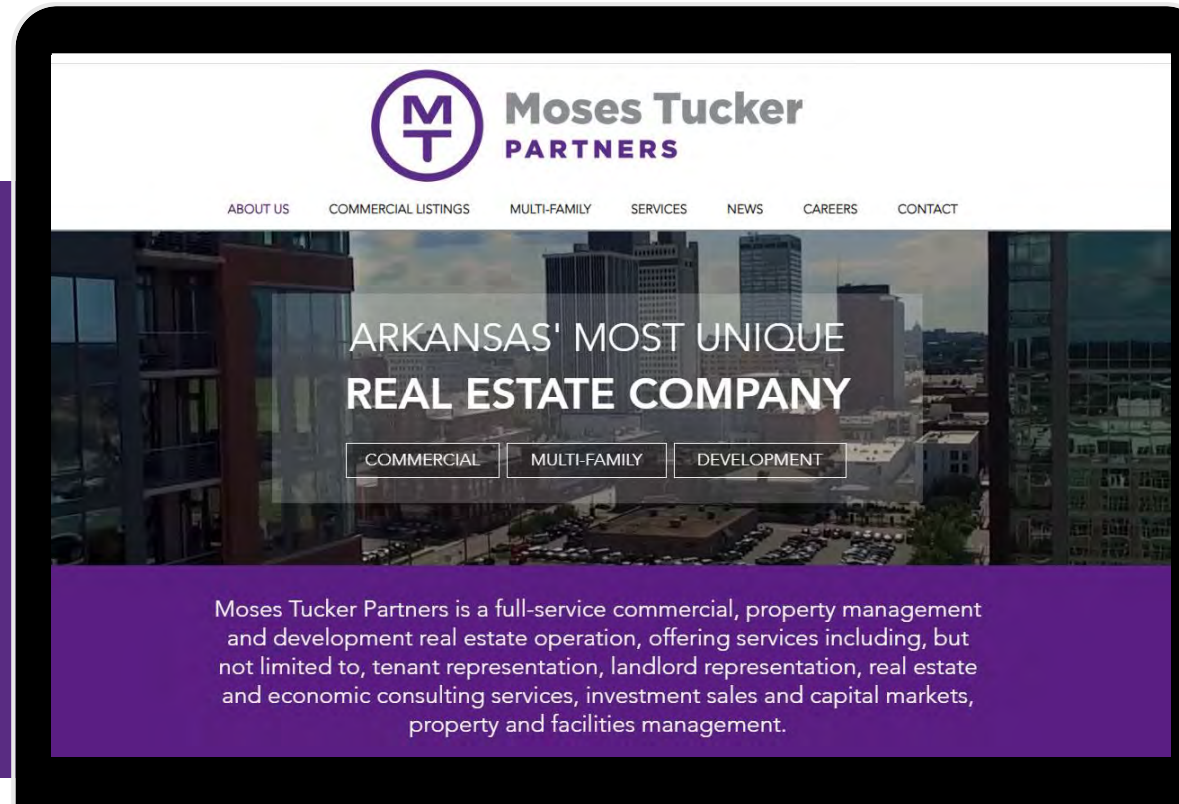
CONNECT

 (479) 271-6118

 www.mosestucker.com

 info@mosestucker.com

 **805 S Walton Blvd, Suite 123,
Bentonville, AR 72712**



Eric Nelson
Principal & Vice President of Brokerage
501.951.1802
enelson@mosestucker.com

Payne Phillips, CCIM
Brokerage Associate
479.200.3280
pPhillips@mosestucker.com

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