

# COLLEGE MARKETPLACE

FAYETTEVILLE, AR



*North Hills Marketplace will feature 80,000 + sq. ft of anchor, junior anchor, small shop and pad site opportunities.*

**LOCATION:** Strategically positioned on N. College Avenue at Highway 71 in Northern Fayetteville, Arkansas. Close to the University of Arkansas and the affluent areas of Springdale, Fayetteville and Rogers. Less than 3 miles to Northwest Arkansas mall.



**DELIVERY:** Anticipated delivery Fall 2015

**TRAFFIC COUNTS:** 30,000 AADT on N. College Avenue and Milsap Road  
33,000 AADT ON HWY 71 at N. College Avenue

DEMOGRAPHICS:	3 MILE	5 MILE	10 MILE
POPULATION:	40,486	111,638	188,978
HOUSEHOLDS:	17,894	43,493	70,611
AVG. HH INCOME:	\$62,627	\$57,014	\$59,337



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## SITE PLAN & MAP

