



Colliers

W MLK JR BLVD 27,027 VPD

Sale Price & Lease Rate:

Negotiable

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FOR SALE AND LEASE

510 W MLK Jr Blvd

Fayetteville, Arkansas

Rare Infill Site Between the University of Arkansas and Downtown Fayetteville, on Razorback Greenway

Features

- 200 feet of frontage on MLK Jr Blvd near the intersection of S School Ave, one of Fayetteville's main routes into downtown
- Available for sale, ground lease, or build-to-suit
- 27,027 VPD on MLK Jr Blvd and 16,916 VPD on School Ave give the site strong daily visibility
- Rear access to the 40-mile Razorback Greenway trail, connecting the site to walking and cycling traffic across Northwest Arkansas
- ±0.81 AC infill site in Fayetteville's urban core, where developable land is limited
- Across from the South Yard shops and dining, and near Walmart Neighborhood Market
- Within one mile of the University of Arkansas and its 34,000+ students
- Daytime population of 33,806 within one mile, more than double the resident population



TRADE AREA SNAPSHOT

33,806

Daytime Population
Within 1 Mile

2.5x

More Daytime Workers and
Visitors Than Residents

34,000+

Daytime Population vs.
Residents

28,000+

Employees Within 1 Mile

\$1.53B

Annual Business Sales
Within 1 Mile

A Built-In Customer Base

510 W MLK Jr Blvd sits in Fayetteville's urban core, across from the South Yard shops and dining and near Walmart Neighborhood Market. Surrounding retail serves a daytime population of 33,806 within one mile, more than 2.5 times the number of residents, driven largely by the University of Arkansas and its 34,175 students.

Within 5 miles, population is projected to grow to nearly 115,000 by 2031, with average household income rising past \$107,000, giving a new tenant access to the same customers these established retailers already serve.

Demographics	1 Mile	3 Miles	5 Miles
2026 Population	13,311	56,401	108,121
2031 Population	13,867	59,037	114,632
2026 Average HH Income	\$61,892	\$73,352	\$95,907
2031 Average HH Income	\$70,809	\$81,847	\$107,526
2026 Households	4,814	23,634	46,171

510 W MLK JR BLVD

Retail Corridor



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STRATEGIC RETAIL LOCATION

Positioned on MLK Jr Blvd between the University of Arkansas and downtown Fayetteville, the site is surrounded by national retailers and restaurants including Walmart Neighborhood Market, Chick-fil-A, and Wingstop. Directly across the street, the South Yard shops and dining include Tacos & Tamales Co. and Home Grown.

<1 Mile

To University of Arkansas

957

Businesses Within 1 Mile

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