



Steele Crossing

N. Shiloh Dr, Steele Blvd & Van Asche Dr
3533-3595 Shiloh Dr
Fayetteville, AR 72703

Center Type: Community
GLA: 261,665

Leasing Contact

Dan Nieman

888-912-5021

dnieman@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Anchored by Kohl's and PetSmart; Shadow anchored by Target
- Co-tenants include Sola Salon Studios, Buff City Soap, and AAA
- Rally House opened Fall 2024
- Located in Fayetteville's primary retail corridor near Northwest Arkansas Mall
- The region is the corporate home to Walmart and J.B. Hunt Transport Services
- Positioned near the University of Arkansas (24,000+ students)
- Great visibility from Fulbright Expressway (U.S. Hwy 71)
- Traffic count of 43,000 VPD

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	4,031	46,901	134,293
HOUSEHOLDS	1,932	21,038	52,589
AVG HH INCOME	\$89,513	\$78,505	\$71,282

MAJOR TENANTS





Steele Crossing

Contact:
DAN NIEMAN

888-912-5021
dnieman@dclcmgmt.com

AVAILABLE SPACES

PAD	0 SF
8	3,780 SF
14	1,400 SF
15	1,400 SF



CURRENT TENANTS

1-3	Orthodontic Centers of America	4,200 SF	10	Rally House	5,600 SF	22	AAA	3,395 SF
4	Medic Rental	1,400 SF	16	The UPS Store	1,400 SF	51	Kohl's	86,584 SF
5	Buff City Soap	3,920 SF	17	Sola Salon Studios	4,870 SF	56	PetSmart	18,949 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.