



## 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**

P. 888-912-5021

E. dnieman@dlcmgmt.com

### PROPERTY HIGHLIGHTS

- Anchored by Kohl's and PetSmart; Target on-site
- Co-tenants include Sola Salon Studios, Buff City Soap, & AAA
- 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 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

**KOHL'S**

**PETSMART**





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## AVAILABLE SPACES

PAD	0 SF
8	3,780 SF
10	5,600 SF
14	1,400 SF
15	1,400 SF

## COMING AVAILABLE

10	5,600 SF
14	1,400 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.

Available    Coming Available



## CURRENT TENANTS

1-3	Orthodontic Centers of America	4,200 SF	5	Buff City Soap	3,920 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
			17	Sola Salon Studios	4,870 SF	56	PetSmart	18,949 SF