



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

Michael Oswald

888-912-5021

moswald@dlcmgmt.com

PROPERTY HIGHLIGHTS

- **Dominant Retail Anchors:** Anchored by Target, Kohl's, and PetSmart with national co-tenants including Sola Salon Studios, Buff City Soap, and AAA.
- **High-Visibility Corridor:** Located in Fayetteville's primary retail corridor near Northwest Arkansas Mall with traffic counts exceeding 43,000 VPD along Fulbright Expressway (U.S. Hwy 71).
- **Strategic Regional Draw:** Positioned near the corporate headquarters of Walmart and J.B. Hunt Transport Services, benefiting from a strong employment base and daytime population.
- **University-Driven Traffic:** Captures demand from the University of Arkansas and its 24,000+ students.

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





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● Available ● Coming Available

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	51	Kohl's	86,584 SF
4	Medic Rental	1,400 SF	16	The UPS Store	1,400 SF	56	PetSmart	18,949 SF
5	Buff City Soap	3,920 SF	17	Sola Salon Studios	4,870 SF			
			22	AAA	3,395 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.