



**GRUBB & ELLIS**<sup>®</sup>  
Solomon Partners



**FOR SALE: \$1,750,000**  
**FOR LEASE: \$8.50 NNN**  
**FORMER CIRCUIT CITY**

**744 East Joyce Boulevard, Fayetteville, Arkansas 72703**

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# Subject Property



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For Sale or Lease- Former Circuit City



The subject property is a 20,716 square foot retail building at 744 East Joyce Boulevard, Fayetteville, Arkansas. The lot is approximately 2.48 acres (387 feet by 280 feet.) The facility was constructed in 1998, and occupied by Circuit City until the company's bankruptcy forcing this location to close November 3rd, 2008.

The building is constructed with a painted Dryvit shell and 16 foot exterior walls. The rear of the building contains a loading well with dock-high door. On grade are two drive-in doors in addition to two man doors leading from the rear. The entire surrounding parking lot and loading area are paved and in good condition. The lot has lines striped for 95 regular parking spaces, and has 7 spaces allocated for handicapped persons.

This property is positioned in one of the most desirable areas for retailers in Northwest Arkansas and is adjacent to the NWA Mall, Wal-Mart Supercenter, Home Depot, Malco Theatre and others. This destination has historically been a very strong location for retailers. The property is located just one lot down from the busiest corner in Northwest Arkansas. The Joyce Boulevard and College Avenue corner maintains the highest traffic counts in the region.

This is an attractive, well maintained building with a functional floor plan that will be easily transferred to other concepts. With it's location in Fayetteville, and it's specific location in this retail area, this property has multiple future potential uses.

# Surrounding Development



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For Sale or Lease - Former Circuit City

## FAYETTEVILLE'S CORE RETAIL DISTRICT

The area North and South of the former Circuit City is the established hub of retail in Fayetteville. To the far south along Shiloh Drive is a retail complex with Target, Kohl's and Petsmart. Also contained within this development area are Home Depot, Old Navy, Bed Bath & Beyond, David's Bridal as well as a Wal-Mart Supercenter.

## JOYCE BOULEVARD

This former Circuit City location is positioned adjacent to a Walgreen's, just off the busiest corner in Fayetteville. Joyce Boulevard is the main corridor through which most of the described retail destinations are accessed. Along Joyce are locations such as Shoe Carnival, TJ Maxx, Best Buy, McDonald's and Hank's Furniture. Also along Joyce is one of the entrances to the Northwest Arkansas Mall, a 55,000 square foot complex anchored by Dillard's, Sears and JC Penney. To the South, one of the densest retail centers in the area is within 100 yards of the former Circuit City, Nelson's Crossing.



## NELSON'S CROSSING

This 64,000 square foot retail development is located directly across the street to the south of the subject property. Recently built, Nelson's Crossing maintains a very high occupancy rate with premium retailers. This development contains Starbucks, Verizon Wireless, Jason's Deli and Eyemart in addition to other national, regional and local retailers.



# Retail Area



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For Sale or Lease - Former Circuit City



NWA Mall

Former Circuit City

Toys R-Us

Barnes & Noble

PETCO

Office Max

Pier 1

Shoe Carnival

TJ Maxx

Best Buy

Hank's Furniture

Bank

Bank

Walgreen's

38,900 vehicles per day

70,200 vehicles/day @ corner  
Most traffic in NWA region

Mixed Retail

Nelson's Crossing

31,300 vehicles per day

Wal-Mart Supercenter

David's Bridal

Old Navy

Home Depot

Bed Bath & Beyond

Courtyard Marriot

Restaurant Row

Kohl's

Petsmart

35,200 vehicles per day

# Specific Area



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For Sale or Lease - Former Circuit City

Northwest Arkansas Mall

TJ Maxx Best Buy

McDonald's

Hank's Furniture

Bank

Former Circuit City

Bank

Walgreen's

Wal-Mart Supercenter

E Joyce Blvd

N Mail Ave

E Joyce Blvd

E Joyce Blvd

Nelson's Crossing  
64,000 SF Development

Old Navy Bed Bath & Beyond

Home Depot



## Property Summary:

**Address 744 East Joyce Boulevard, Fayetteville, Arkansas 72703**

**Building Size 20,716 Square feet (based on county tax data)**

**Land Size 2.48 Acres more or less**

**Zoning C-2; Thoroughfare Commercial**

## Location

The subject property is situated on Joyce Boulevard, one of the most active traffic corridors in the busiest retail area in Fayetteville, Arkansas. Ingress and egress is available to the site via curb cuts off Joyce Boulevard. Fayetteville is the largest City in the Northwest Arkansas MSA.

## Site Summary

Net Site Area - Approximately 2.48 acres, the equivalent of 101,930 sq. ft.

Primary Road Frontage - Joyce Boulevard

Secondary Road Frontage - None

Excess Land Area - None

The lot is somewhat elevated from Joyce Blvd and is square and level with attractive landscaping.

Zoning District - C-2, Thoroughfare Commercial

Floodplain - Not in 100-year flood plain

Adjacent Land Uses – Retail

## Relative Building Facts

Number of Buildings 1

Number of Stories 1

Gross Building Area 20,716 Sq. Ft.

Building has one truck well with Dock High overhead door and two on grade overhead doors.





## **CLINTON BENNETT, CCIM**

As a Principal of Grubb & Ellis | Solomon Partners, Clinton Bennett, CCIM assists clients with wide range of services, including retail and office leasing, tenant representation and the acquisition and disposition of investment properties and commercial lots. Clinton has completed well over 100 commercial real estate transactions and is one of the top leasing brokers in Arkansas. His clients include local, regional and publicly traded national clients. Clinton attended the University of Arkansas where he received a Bachelor of Science Degree in Agricultural Business and a Master of Business Administration Degree from the Sam M. Walton College of Business. Some of Clinton's other accomplishments include:

- Among the six percent of commercial real estate practitioners nationwide to hold the designation of Certified Commercial Investment Member.
- Completion of the International Council of Shopping Centers, John T. Riordan School for Professional Development.
- Recipient of the Award for Outstanding Achievement and Salesmanship in Real Estate and recognized as one of Northwest Arkansas's "40 under 40" by the Northwest Arkansas Business Journal.

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