



## Steele Crossing

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

Metro Area: Fayetteville-Springdale-Rogers,  
AR-MO

Center Type: Community

GLA: 261,665

LEASING CONTACT

**Dan Nieman**

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### PROPERTY HIGHLIGHTS

- Anchored by Kohl's and PetSmart; Target on-site
- Co-tenants include Massage Envy, Lane Bryant & Catherine's
- 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

### MAJOR TENANTS



### DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,587	45,354	130,815
<b>HOUSEHOLDS</b>	1,770	20,322	51,245
<b>AVG HH INCOME</b>	\$94,344	\$80,607	\$71,962

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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 SPACES

PAD	0 SF
5	3,920 SF
15	1,400 SF



## CURRENT TENANTS

<b>1-3</b>	Orthodontic Centers of America	4,200 SF	<b>14</b>	Beautiful Nails	1,400 SF	<b>51</b>	Kohl's	86,584 SF
<b>4</b>	Medic Rental	1,400 SF	<b>16</b>	The UPS Store	1,400 SF	<b>56</b>	PetSmart	18,949 SF
<b>8</b>	Massage Envy	3,780 SF	<b>17</b>	Sola Salon Studios	4,870 SF			
<b>10</b>	Lane Bryant	5,600 SF	<b>22</b>	AAA	3,395 SF			