

6,000 SF

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609 N 46th Street

Rogers, Arkansas

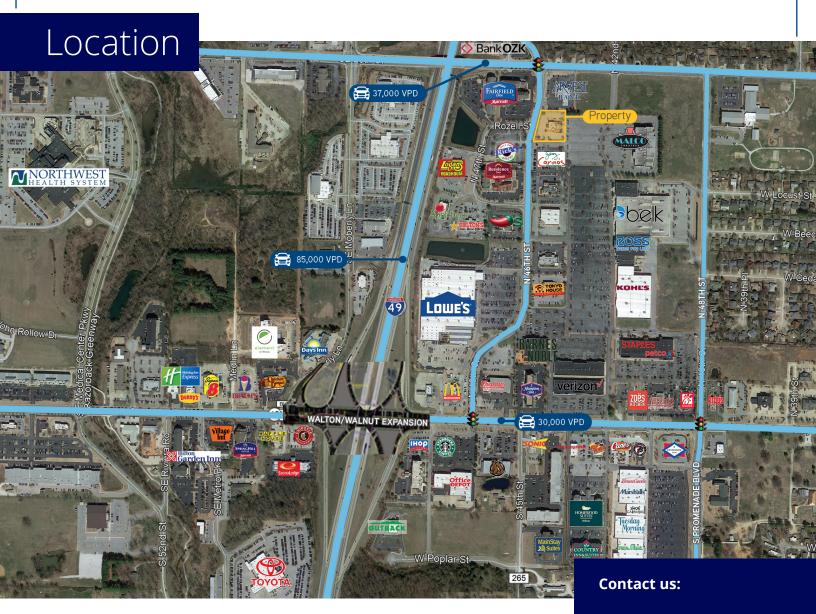
Property Features

- +/- 6,000 square feet
- +/- 1.14 acres
- 32,000 VPD on W Walnut Street
- Located near busy shopping area with quick access to Interstate 49

A 6,000 square foot restaurant building for sale in Scottsdale Shopping Center. Surrounded by several national retailers including Kohl's, Barnes & Noble, Belk, and Lowe's. Adjacent to Malco Theatre and quick access to Interstate 49. Area named "Restaurant Row" due to popularity of being the shopping destination of the W Walnut Street and SE Walton Blvd city line.

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High traffic area of Rogers



6,000 SF of Restaurant / Retail



Located in Scottsdale **Shopping Center on** Restaurant Row



Quick access to Interstate 49 & W **Walnut Street**

Demographics

Derrograpines	1 Mile	3 Mile	5 Mile
Population (2023)	6,644	54,649	133,195
Projected Population (2028)	7,037	58,958	142,967
Average HH Income (2023)	\$85,828	\$98,473	\$116,485
Proj. Average HH Income (2028)	\$97,773	\$111,632	\$131,329
Households (2023)	2,723	21,797	48,833

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