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## FOR SALE

Asking Price:

**\$1,425,000**

Total Square Footage:

**6,000 SF**

### Contact us:

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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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# Location



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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

	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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