New Town Square | 115 Dixieland Rd | Rogers AR 72756





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### AVAILABLE

±3,500 SF

### PRICE

\$16 PSF | Modified Gross

### COMMENTS

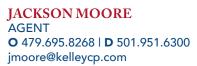
- Fully built out and ready to open restaurant space in a highly trafficked shopping center
- Space comes with Vent Hood, Grease Traps, and Commercial Sink
- Previous tenant is willing to sell existing kitchen equipment to new tenant
- The property has a new Roof, Paint, and siding
- Located near intersection of Walnut and Dixieland
- Across the street from Frisco Station Mall

### **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,332	55,088	101,398	249,264
AVERAGE HH INCOME	\$70,369	\$91,247	\$115,331	\$128,470
TOTAL HH	4,114	20,526	39,172	92,183

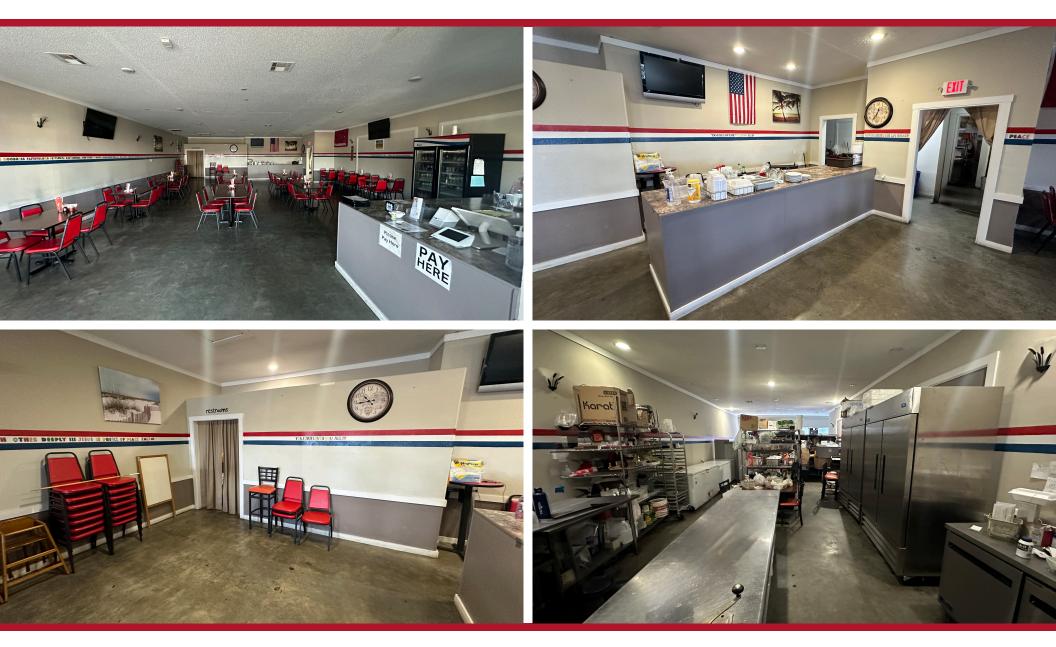
**TRAFFIC COUNTS** N Dixieland Rd - 13,500 VPD W Walnuts St - 24,000 VPD





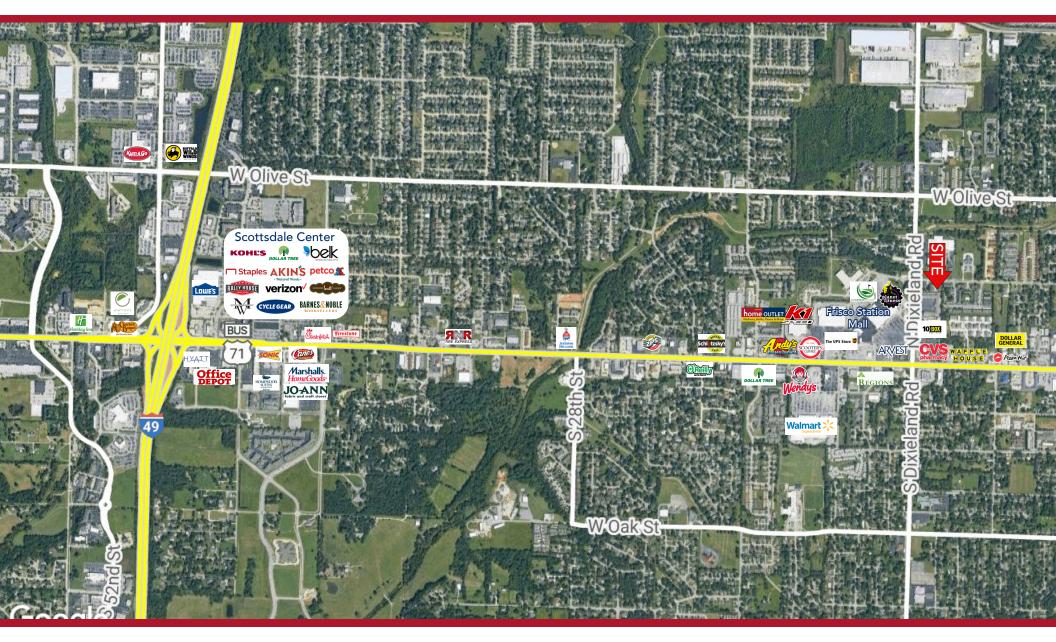


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#### ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**JACKSON MOORE** AGENT **O** 479.695.8268 | **D** 501.951.6300 jmoore@kelleycp.com BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS