

# RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756



KELLEY COMMERCIAL  
PARTNERS

MATT STROM, CCIM  
PARTNER | AGENT  
O 479.695.8262 | C 479.650.8980  
mstrom@kelleycop.com

MAC TATMAN, CCIM  
AGENT  
O 479.966.4020 | C 870.403.3414  
mtatman@kelleycop.com

# RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756

## AVAILABLE

Suite B: 4,700 SF

## PRICE

\$18.00 | NNN

## COMMENTS

- Excellent visibility from 46th St
- Multiple signage opportunities
- Strong co-tenancy

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,684	56,473	138,305	247,753
AVERAGE HH INCOME	\$96,645	\$111,767	\$130,187	\$130,059
TOTAL HH	2,778	23,357	53,043	92,580

## TRAFFIC COUNTS

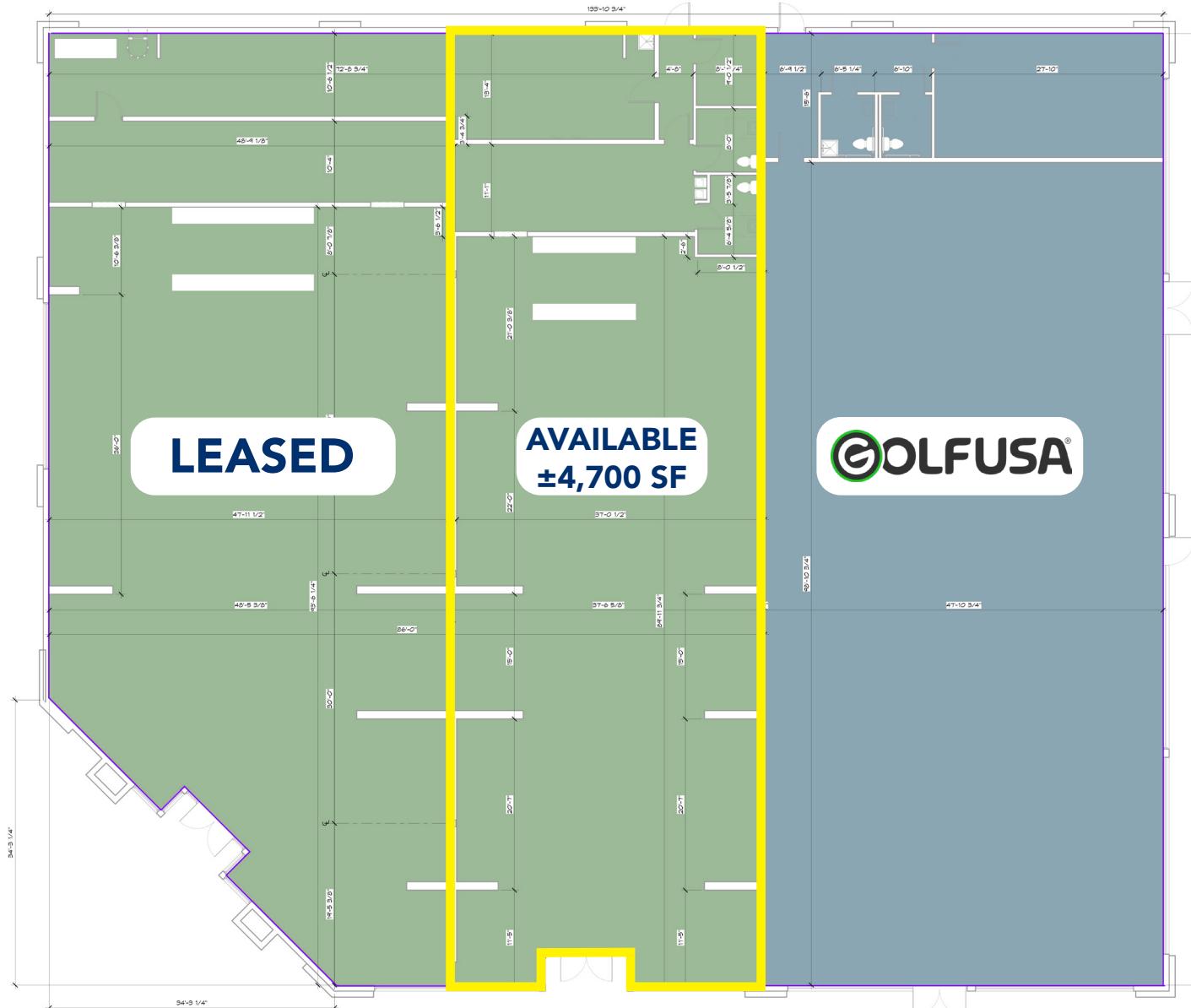
I 49 - 80,000 VPD

Walnut St. - 29,500 VPD



# RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756



## KELLEY COMMERCIAL PARTNERS

**MATT STROM, CCIM**  
PARTNER | AGENT  
**O 479.695.8262 | C 479.650.8980**  
[mstrom@kelleycp.com](mailto:mstrom@kelleycp.com)

**MAC TATMAN, CCIM**  
AGENT  
**O 479.966.4020 | C 870.403.3414**  
**mtatman@kelleycp.com**

# RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756

CAVA 

Staples  
AKIN'S  
Natural Foods  
petco 

KOHL'S  
DOLLAR TREE  
ROSS  
DRESS FOR LESS  
belk  
MODERN. SOUTHERN. STYLE.  
GALAXY  
HOME RECREATION

JO-ANN  
fabric and craft stores®  
SHOE CARNiVAL®  
Marshalls  
HomeGoods®

RALLY HOUSE  
LOCAL STUFF  
NOTHING bundt CAKES®  
CYCLE GEAR®  
MEN'S WEARHOUSE  
BARNES & NOBLE  
BOOKSELLERS

 McDonald's  
Freddy's  
FROZEN CUSTARD & STEAKBURGERS®

LOWE'S

 Chili's  
Applebee's  
GRILL + BAR  
COLTON'S  
Steak House & Grill

Residence  
Inn®  
Marriott

Hampton  
Inn

TOKYO  
HOUSE  
ASIAN CUISINE

Napoli's  
ITALIAN RESTAURANT

SITE

INTERSTATE  
49

I-49 - 90,000 VPD

Rick's  
BAKERY  
SINCE 1980



KELLEY COMMERCIAL  
PARTNERS

MATT STROM, CCIM  
PARTNER | AGENT  
O 479.695.8262 | C 479.650.8980  
mstrom@kelleycop.com

MAC TATMAN, CCIM  
AGENT  
O 479.966.4020 | C 870.403.3414  
mtatman@kelleycop.com

# RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756



## KELLEY COMMERCIAL PARTNERS

**MATT STROM, CCIM**  
PARTNER | AGENT  
**O 479.695.8262 | C 479.650.8980**  
[mstrom@kelleycp.com](mailto:mstrom@kelleycp.com)

**MAC TATMAN, CCIM**  
**AGENT**  
**O 479.966.4020 | C 870.403.3414**  
**mtatman@kelleycp.com**

## 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.



**MATT STROM, CCIM**  
PARTNER | AGENT  
O 479.695.8262 | C 479.650.8980  
mstrom@kellycp.com



**MAC TATMAN, CCIM**  
AGENT  
O 479.966.4020 | C 870.403.3414  
mtatman@kellycp.com

**BROKERAGE**

**PROPERTY MANAGEMENT**

**DEVELOPMENT MANAGEMENT**

**CONSULTING**

---

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.



**KELLEY COMMERCIAL  
PARTNERS**

[kellycp.com](http://kellycp.com) | [in](#) [f](#) [o](#)

**CHAINLINKS**  
RETAIL ADVISORS