

RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756



LEASED

AVAILABLE
±4,700 SF

GOLFUSA



**KELLEY COMMERCIAL
PARTNERS**

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

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

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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



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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.



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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

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RETAIL ADVISORS