

1607 W. NEW HOPE RD, ROGERS, AR

FOR SALE | FREE STANDING DRIVE-THRU LOCATED ON 1.22 AC

S Dixieland Rd: 15,000 VPD

W New Hope Rd: 25,000 VPD

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FOCUS
COMMERCIAL REAL ESTATE

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5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

SALE OVERVIEW

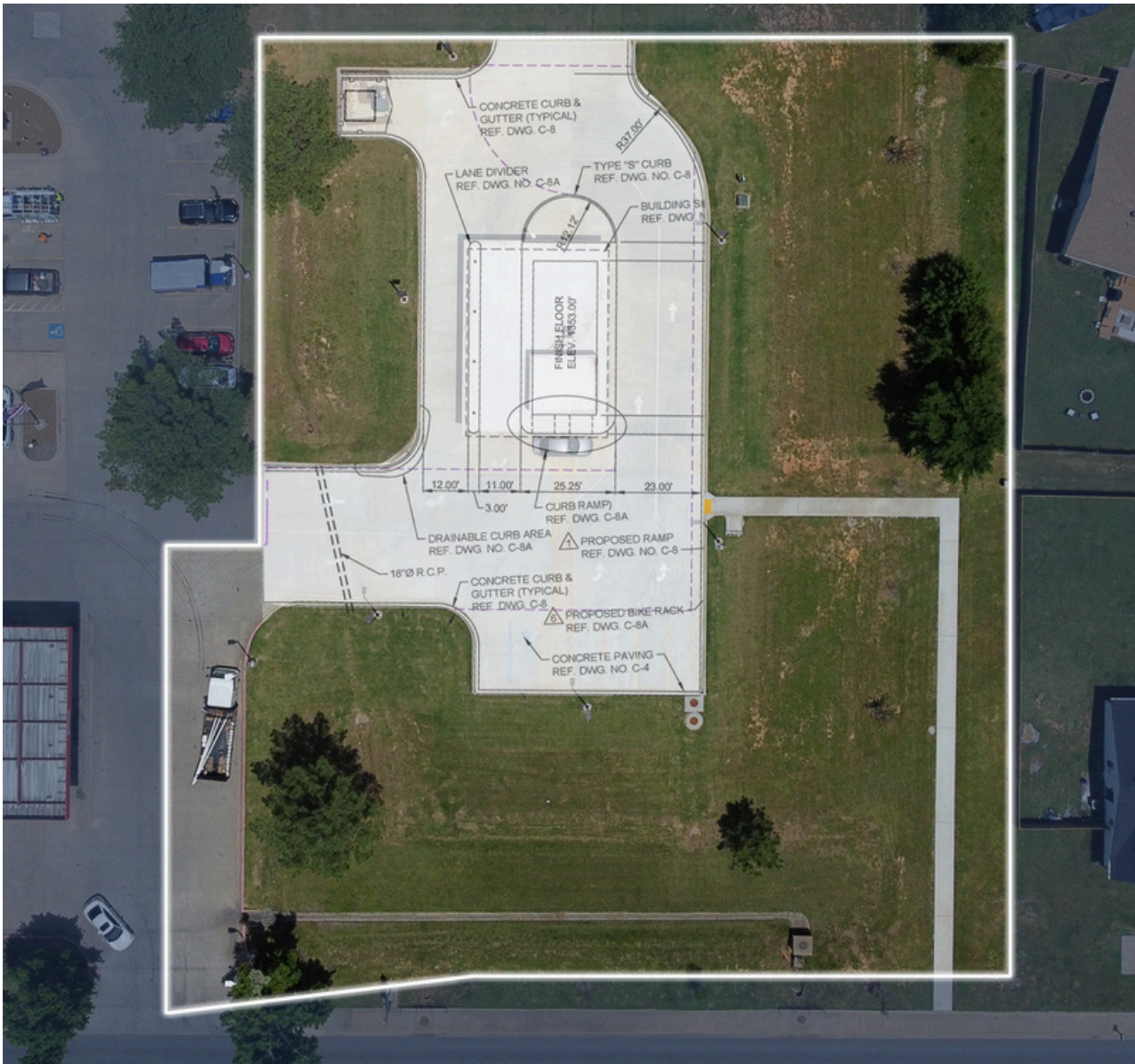
AVAILABLE:	1.22 AC 714 SF
ASKING PRICE:	\$1,100,000
ZONING:	C-3

SITE HIGHLIGHTS

- 714 SF DRIVE-THRU ONLY BUILT IN 2024
- 1.22 AC WITH 175 FT. OF FRONTAGE
- ADJACENT TO MAVERICK C-STORE
- LOCATED AT SIGNALIZED INTERSECTION
- 2.4 MILE DRIVE TO INTERSTATE-49

TRAFFIC COUNTS

NEW HOPE RD:	25,000 VPD
S DIXIELAND RD:	15,000 VPD



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WEST AERIAL VIEW



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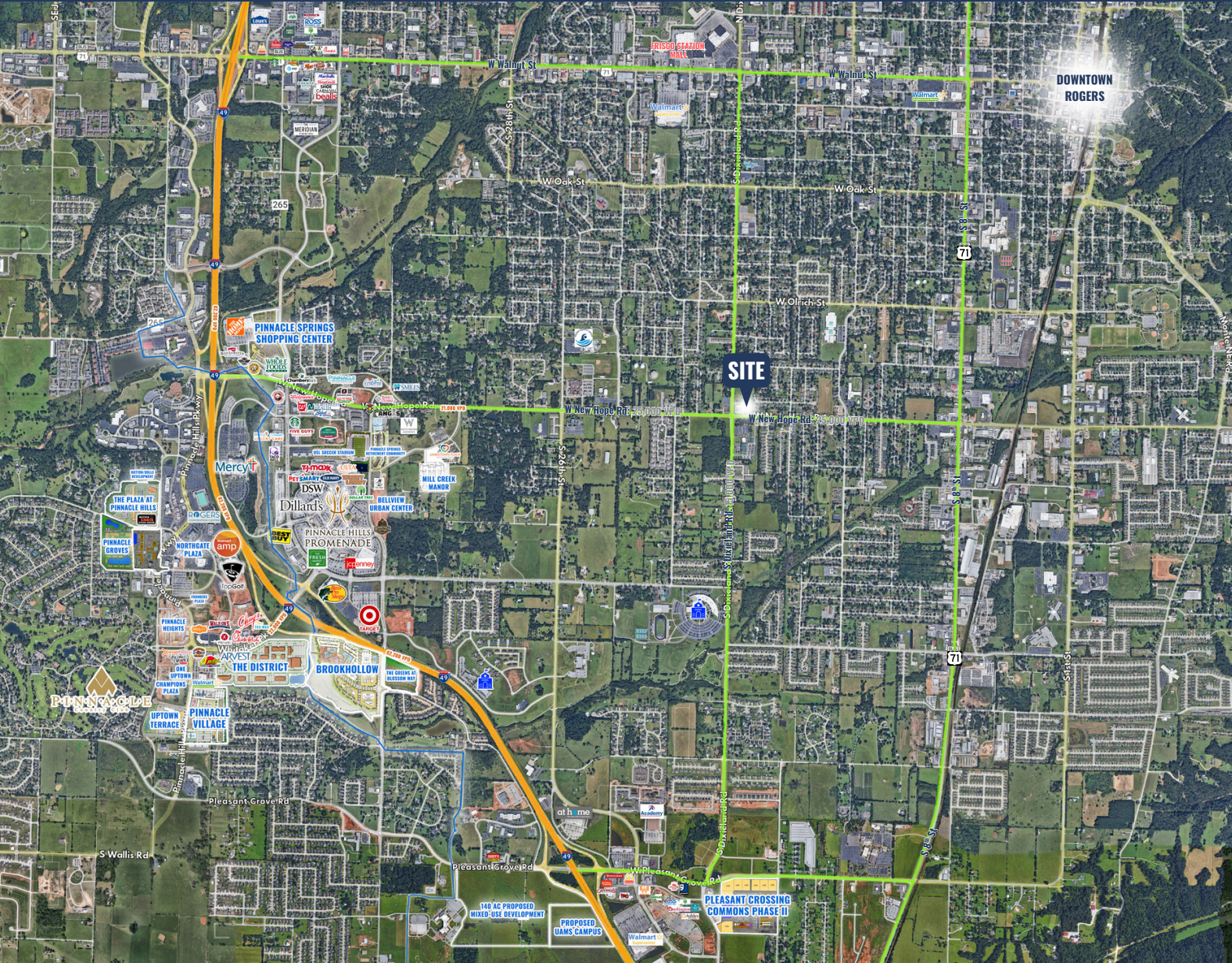
SOUTH AERIAL VIEW



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SITE PHOTOS



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LOCATION CONVENIENCE



BENTONVILLE SQUARE | BENTONVILLE

8.2
MILES



WALMART CAMPUS | BENTONVILLE

6.8
MILES



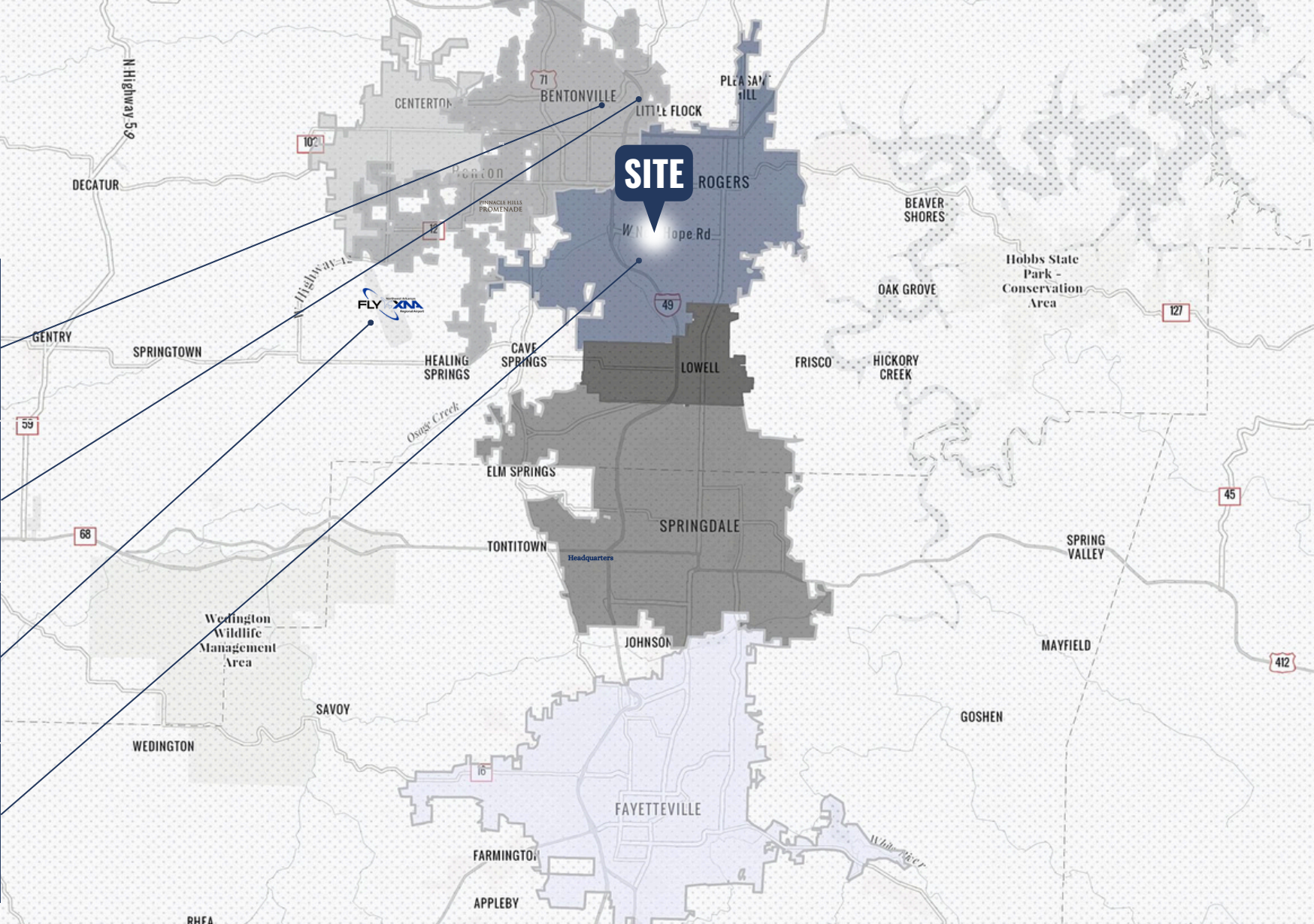
XNA AIRPORT | BENTONVILLE

12
MILES



PINNACLE HILLS | ROGERS

2
MILES



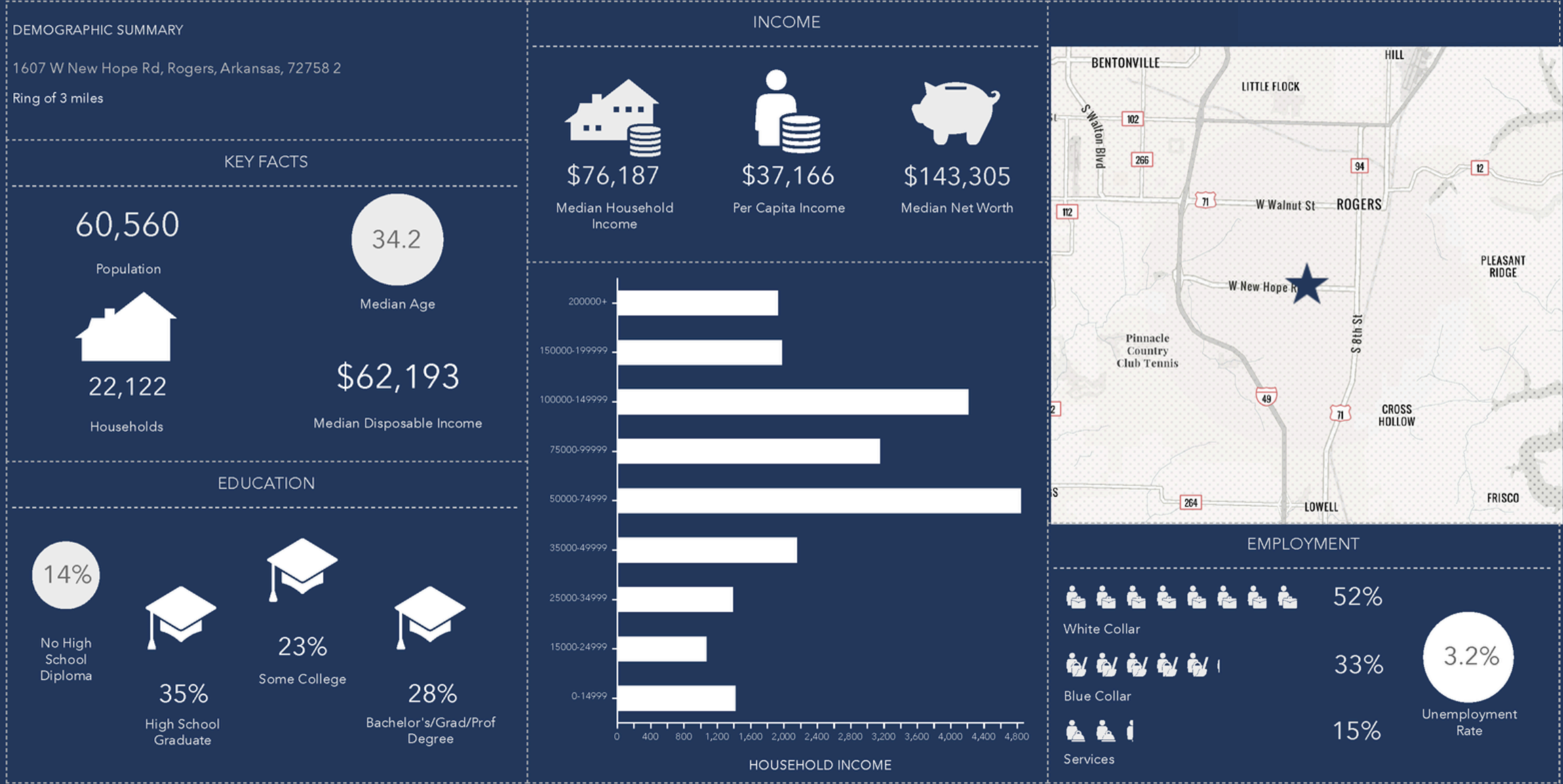
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3 MILE DEMOGRAPHICS



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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