



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



3.67 ACRES S PLEASANT CROSSING ROGERS, AR 72758

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	3.67 Acres
Price / Acre:	\$653,951

PROPERTY HIGHLIGHTS

- Walmart Supercenter within walking distance.
- Adjacent to major regional furniture store.
- 30,000 CPD on Pleasant Grove & 109,000 CPD along I-49.
- Close to many national retailers, restaurants, I-49, and all that Pleasant Grove has to offer.
- Flat & clear acreage ready for development.

PROPERTY OVERVIEW

Conveniently located development opportunity in a well established retail corridor. Property is in excellent location with visibility from I-49.



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	4,878	42,378	102,496
Median age	36	35	36
Total households	1,900	14,818	36,286
Total persons per HH	2.6	2.9	2.8
Average HH income	\$124,429	\$120,031	\$115,738
Average house value	\$363,741	\$336,587	\$338,725

Google

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