



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



1411 & 1413 W WALNUT ST - ROGERS, AR 72756

OFFERING SUMMARY

Lease Rate:	\$1,800/month
Available SF:	1,000 SF

PROPERTY HIGHLIGHTS

- Two spaces available
- Finish out negotiable
- 24,000 CPD on Walnut
- Within 2.5 miles of I-49
- Tenant pays utilities

PROPERTY OVERVIEW

Retail spaces for lease on busy 71B. 2.5 miles from I-49 with easy access to Downtown Rogers. Open layout with bathroom. Ideal for retail, showroom, or office. Surrounded by retail, restaurants & services, and near schools.



ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com





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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,157	56,266	101,621
Average Age	38	37	37
Average Age (Male)	36	35	35
Average Age (Female)	40	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,259	20,392	37,964
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$67,934	\$86,813	\$102,613
Average House Value	\$222,409	\$264,724	\$321,777

Demographics data derived from AlphaMap

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