

# RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756

AVAILABLE  
±4,700 SF



**KELLEY COMMERCIAL  
PARTNERS**

**MATT STROM, CCIM**  
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AGENT  
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### AVAILABLE

Suite B: 4,700 SF

### PRICE

\$20.00 | 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

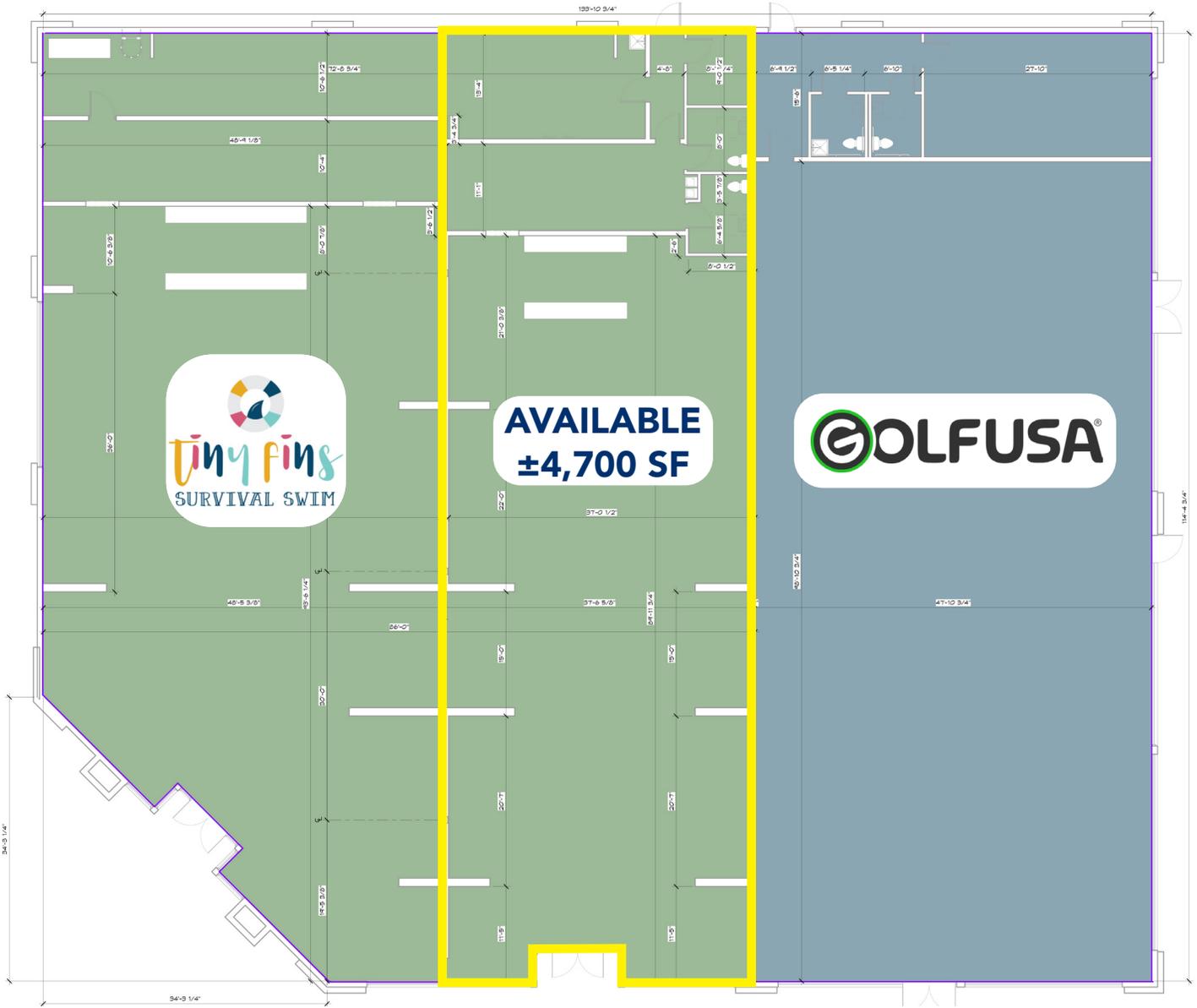


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**Scottsdale Center**

- ABUELO'S MEXICAN RESTAURANT
- BARNES & NOBLE
- ON THE BORDER MEXICAN GRILL
- MALCO
- Arby's
- belk
- NOTHING BUTT GAKES
- Chick-fil-til
- STAPLES
- Jimmy Carino's
- KOHL'S expect great things
- Freddy's STEAKBURGERS
- chili's GRILL & BAR
- SUPERCUTS
- LOWE'S
- ROSS DRESS FOR LESS
- DOLLAR TREE
- BM AKIN'S
- PETCO Where the pets go.
- Applebee's
- verizon
- Logan's ROADHOUSE
- ARVEST BANK

**Frisco Station Mall**

- ARVEST BANK
- Andy's Frozen Custard
- Bath & Body Works
- GNC
- H&R BLOCK
- planet fitness
- HOBBY LOBBY
- MERLE NORMAN COSMETIC STUDIOS
- Payless SHOESOURCE

**Pinnacle Hills Promenade**

- Sunglass Hut
- claire's
- BEARHEAD
- TJ-maxx
- OLD NAVY
- carter's babies and kids
- JCPenney
- HOLLISTER
- POTTERY BARN
- LOCAL LIME
- KENDRA SCOTT
- STARBUCKS
- DOLLAR TREE
- DSW
- Buckle B
- Brighton
- Hallmark
- SEPHORA
- Eddie Bauer SINCE 1920
- ULTA
- GREAT AMERICAN COOKIES
- WILLIAMS-SONOMA
- LONGHORN STEAKHOUSE
- YANKEE CANDLE company
- Cabela's
- ZALES THE GRASSHOPPER
- P.F. CHANG'S CHINA STEAK
- BED BATH & BEYOND
- Target
- Bath & Body Works
- verizon
- GAP
- ATHLETA
- ALCHEMY
- THE FRESH MARKET
- MALCO
- Petland PETLAND PETS MAKE LIFE BETTER
- Dillard's
- BEST BUY
- AMERICAN EAGLE OUTFITTERS
- Finish Line
- PETSMART
- BANANA REPUBLIC
- GameStop

**Tuscany Square Plaza**

- NORTHWEST PHYSICIANS
- GUSANO'S
- COX
- Great Clips
- Chick-fil-til
- Little Gym
- simply mac
- SCHOOL OF ROCK
- SUBWAY
- SERC Physical & Hand Therapy
- OSAKA STEAKS & SUSHI
- Message Em y
- RIVER DENTAL
- DRY CLEANING
- Red Riding

**Other Retailers on Map:**

- JO-ANN fabric and craft store
- Marshall's
- OUTBACK STEAKHOUSE
- Office DEPOT
- SONIC
- SHOE CARNIVAL
- Cane's
- IHOP
- Walmart Supercenter
- Walgreens
- DOLLAR TREE
- Academy SPORTS & OUTDOORS
- Walmart amp
- Walgreens DISCOUNT
- at home
- Walmart Supercenter
- ARVEST BANK
- SMOOTHIE KING
- DOLLAR TREE
- Walmart Supercenter
- ARVEST BANK
- POPEYES
- HANK'S FINE FURNITURE
- ROSS DRESS FOR LESS
- gandull
- McDonald's
- ASHLEY FURNITURE INDUSTRIES, INC.
- PET SUPPLIES PLUS
- Burlington Coat Factory
- Papa Murphy's TAKE 'N BAKE PIZZA
- MATTRESS FIRM
- VALVOLINE TRUSTED
- CAVENDER'S DON'T JUST WEAR IT. LIVE IT.
- WHATABURGER

## 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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