

BUILDING FOR SALE

715 W Walnut St | Rogers, AR



**KELLEY COMMERCIAL
PARTNERS**

MAC TATMAN, CCIM

AGENT

📞 497.966.4020 | 📠 870.403.3414

mtatman@kelleycp.com

BUILDING FOR SALE

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AVAILABLE

±11,970 SF

±1.25 Acre Lot

PRICE

\$2,000,000

PROPERTY HIGHLIGHTS

- High traffic hard corner ensuring accessibility for potential customers
- Loading dock on the side of the building
- Proximity to Rogers Historic Downtown, Walmart Neighborhood Market, and various other retailers, restaurants, and businesses
- Huge Parking Lot

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,364	71,010	102,574	79,145
AVERAGE HH INCOME	\$93,841	\$92,793	\$103,474	\$105,108
TOTAL HH	3,291	24,034	36,305	26,839

TRAFFIC COUNTS

W Walnut St - 23,229 VPD



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MARKET OVERVIEW

Rogers, Arkansas, is capitalizing on its strategic location and proactive planning to foster economic prosperity and accommodate its growing population. Development in East Rogers is influenced by the city's comprehensive planning efforts, aimed at streamlining zoning and promoting growth along key corridors. This strategic approach has spurred new housing projects, including single-family homes and mixed-use developments, catering to the increasing demand. The area's appeal is further enhanced by its natural surroundings, offering residents access to outdoor recreational activities. As Rogers continues to expand, East Rogers stands out as a desirable submarket, balancing growth with the preservation of its scenic landscape.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,122	53,274	96,173	250,164
AVERAGE HH INCOME	\$76,447	\$94,187	\$115,981	\$134,005
TOTAL HH	3,137	19,417	37,123	92,159
AVERAGE AGE	34	33	33	34
BUSINESSES	566	1,711	4,042	7,029
EMPLOYEES	6,600	19,547	49,727	80,467

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property



250,164

Population



\$134,005

Avg. Household Income



92,159

Households



34

Avg. Age



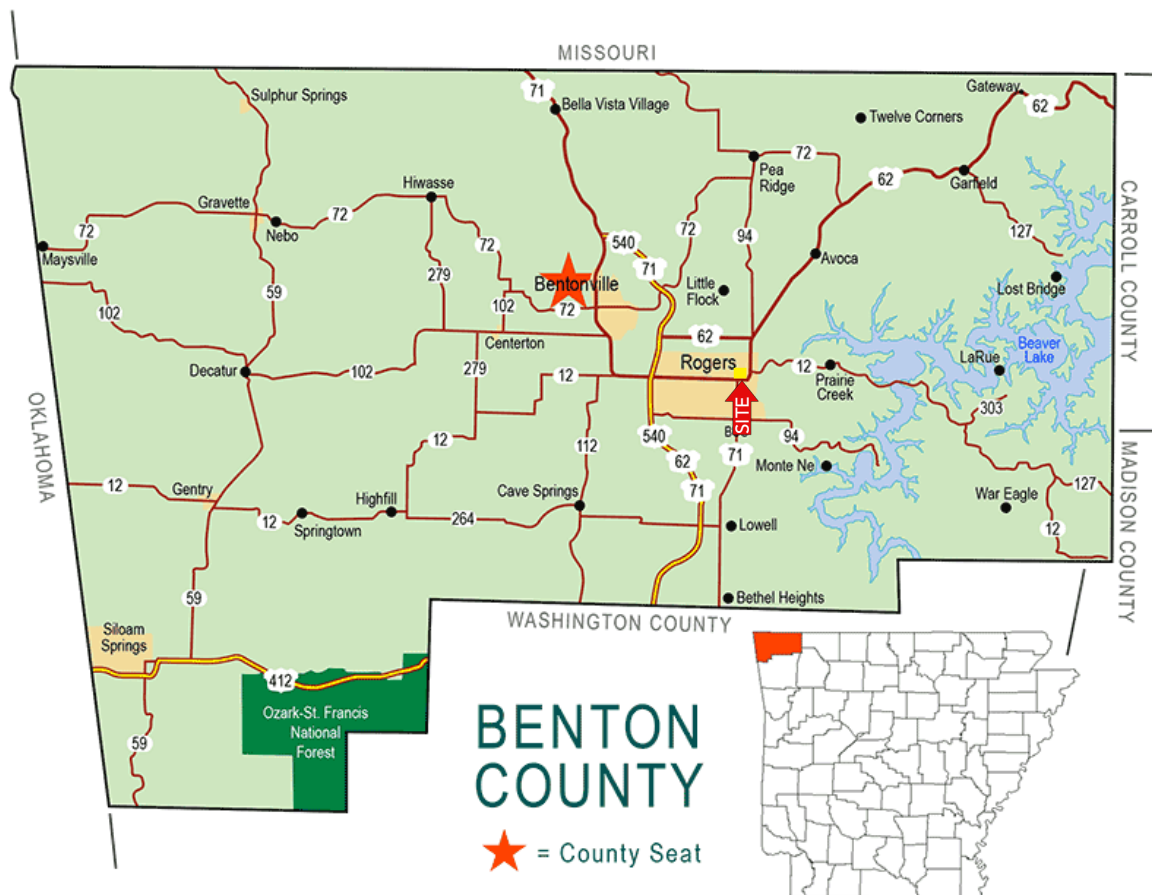
7,029

Businesses



80,467

Employees



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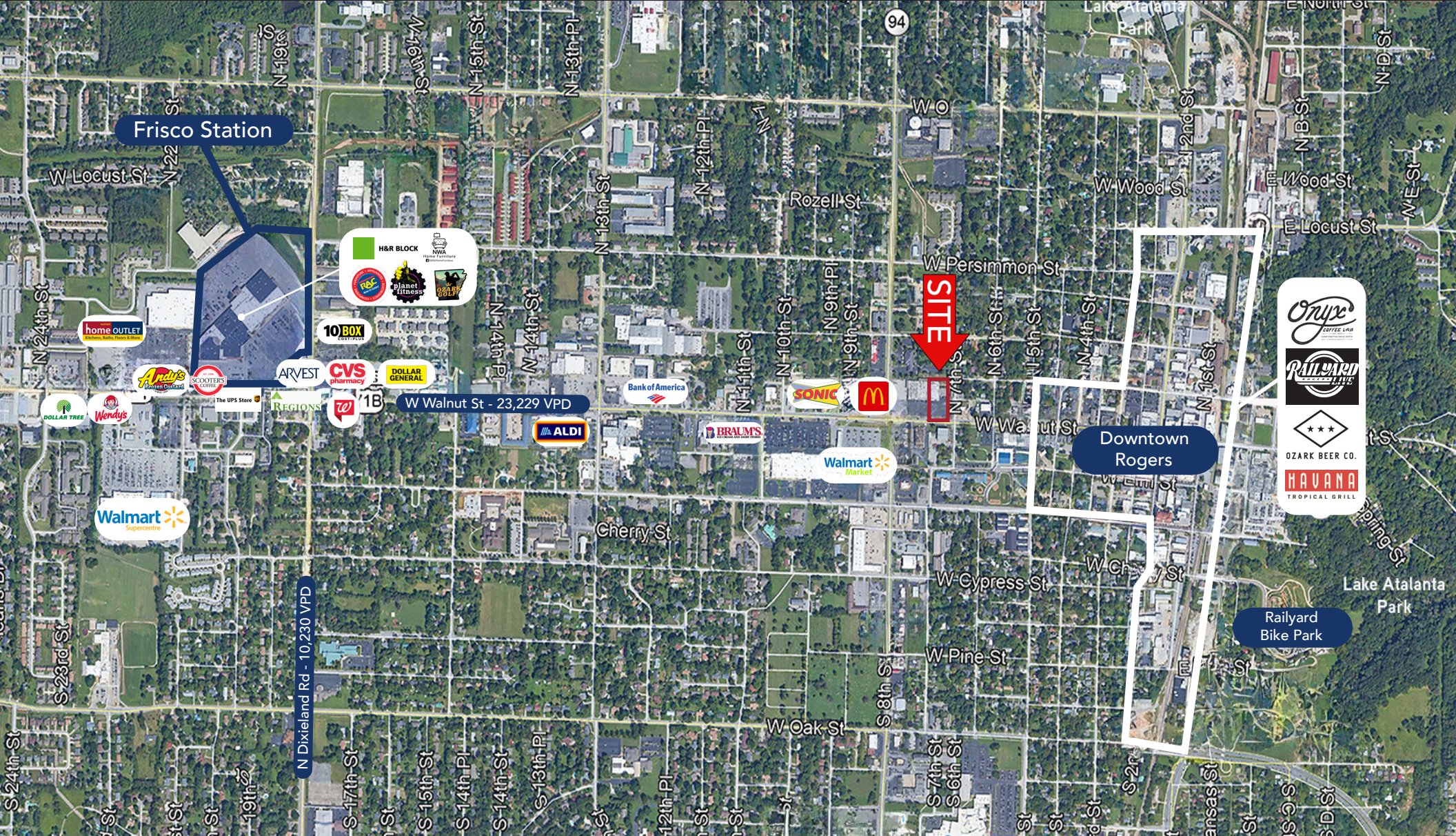
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ABOUT KELLEY COMMERCIAL PARTNERS

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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