

# THE GROVE RETAIL SPACES FOR LEASE

1771 W Pleasant Grove Rd | Rogers, AR 72758



**KELLEY COMMERCIAL  
PARTNERS**

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### AVAILABLE

3,400 SF +/-  
Can be divided into two spaces

### PRICE

\$36 | NNN

### COMMENTS

- One of the fastest growing retail areas in NW Arkansas
- Several new multifamily developments within close proximity
- JB Hunt Headquarters is just south of the trade area
- Great visibility
- Ample Parking
- Strong Co-Tenants that will bring significant exposure to the center

### DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   | 10 MILES  |
|--------------------|-----------|-----------|-----------|-----------|
| DAYTIME POPULATION | 4,868     | 47,085    | 99,832    | 290,832   |
| AVERAGE HH INCOME  | \$121,932 | \$124,756 | \$126,985 | \$128,110 |
| TOTAL HH           | 2,013     | 17,475    | 36,910    | 105,644   |

### TRAFFIC COUNTS

W Pleasant Grove Rd - 20,000 VPD



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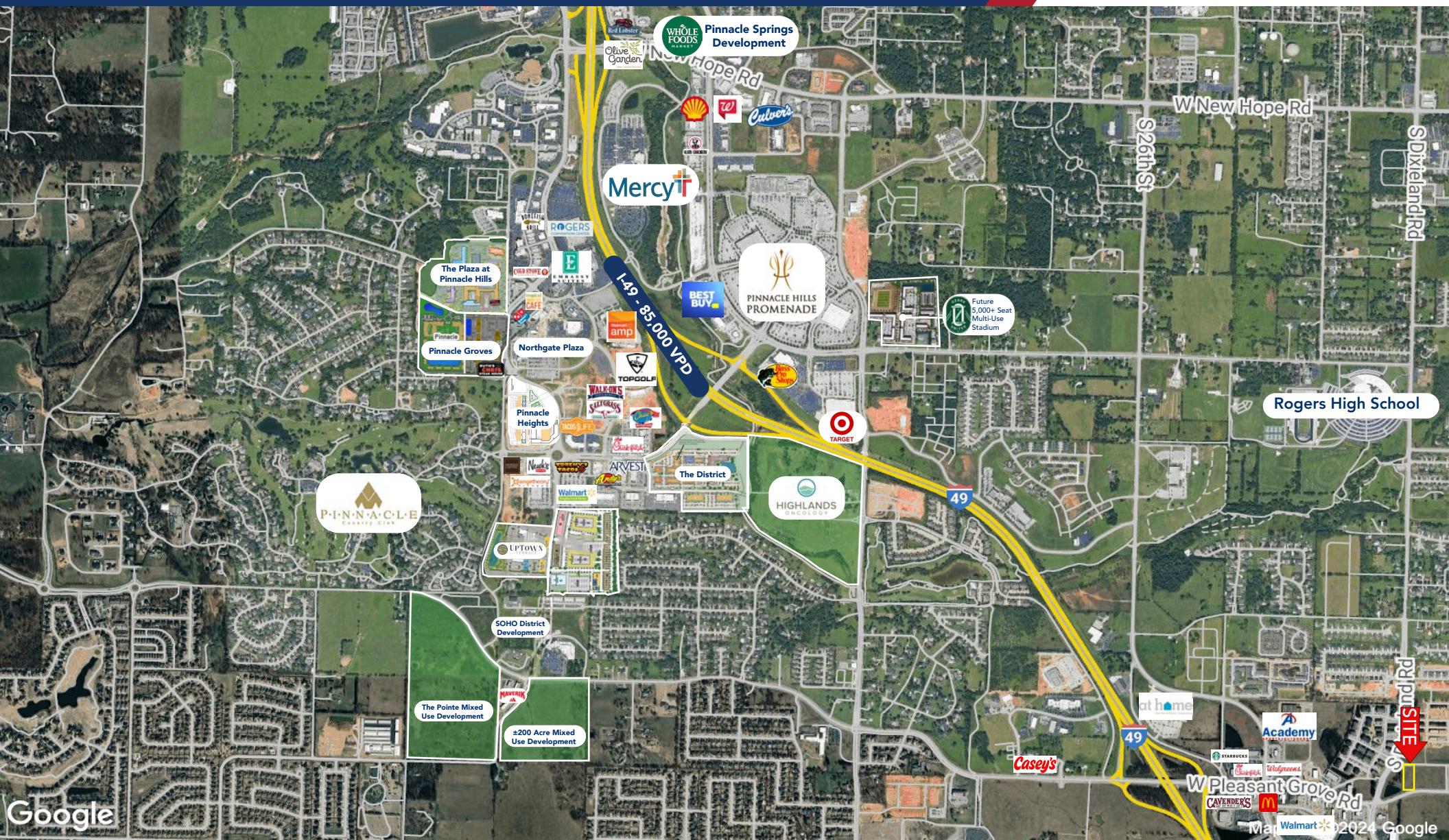
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

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