

# RETAIL SPACE FOR LEASE

529 N 46th Street | Rogers, AR 72756



**MATT STROM, CCIM**  
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## AVAILABLE

Suite A: 9,700 SF

## PRICE

\$17.00 PSF

## 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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CAVA Chick-fil-A

Staples  
AKIN'S  
petco

KOHL'S  
DOLLAR TREE  
ROSS  
DRESS FOR LESS  
belk  
GALAXY  
HOME RECREATION

JO-ANN  
fabric and craft stores  
SHOE  
CARNIVAL  
Marshalls  
HomeGoods

RALLY HOUSE  
LOCAL STUFF  
NOTHING bundt CAKES  
verizon  
CYCLE GEAR  
BARNES & NOBLE  
BOOKSELLERS

Hampton Inn

McDonald's  
Freddy's  
STEAKBURGERS

Lowe's

Applebee's  
GRILL + BAR  
COLTON'S  
Steak House & Grill

Residence  
Inn  
Marriott

TOKYO HOUSE  
Napoli's  
ITALIAN RESTAURANT

SITE

INTERSTATE  
49  
I - 49 - 90,000 VPD

SINCE 1980  
Rick's  
BAKERY

KELLEY COMMERCIAL  
PARTNERS

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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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RETAIL ADVISORS