

# OFFICE OR RETAIL SPACE FOR LEASE

Westwood Plaza | 116 N 13th St | Rogers AR 72756



**JACKSON MOORE**

AGENT

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**KELLEY COMMERCIAL  
PARTNERS**



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## AVAILABLE

Suite 120 A & B ±1,300 SF

## PRICE

\$1,500 per month | Gross

## COMMENTS

- Great office/retail space located in a high traffic area of Central Rogers
- Adjacent to one of the busiest intersections on Hwy 71B
- Two private bathrooms
- Easy access to East Walnut and I-49
- Signage opportunity
- Space can be demised into two 650 SF suites

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,332	55,088	101,398	249,264
AVERAGE HH INCOME	\$70,369	\$91,247	\$115,331	\$128,470
TOTAL HH	4,114	20,526	39,172	92,183

## TRAFFIC COUNTS

W Walnut St - 24,000 VPD



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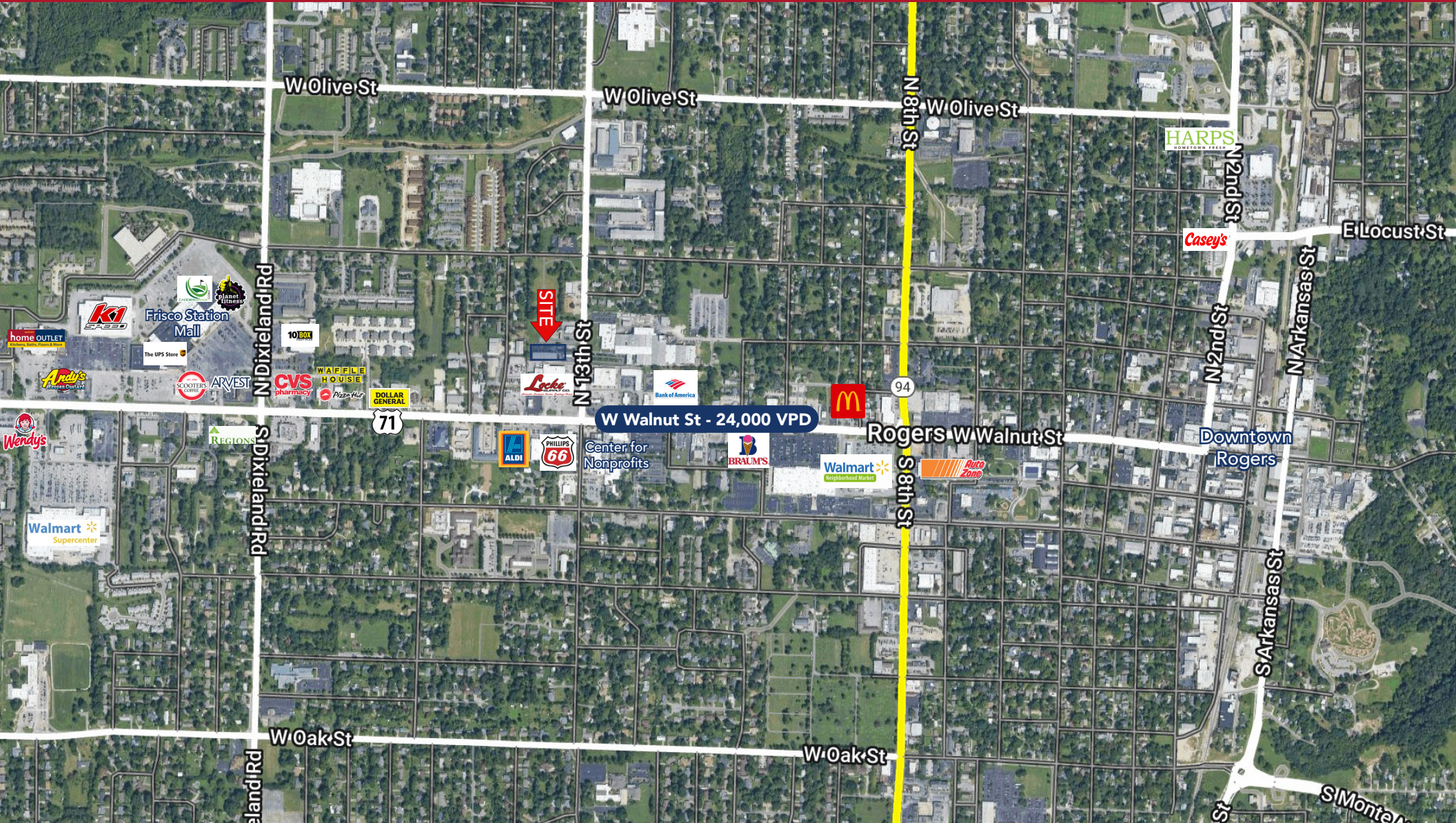
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The map displays the Westwood Plaza area in Rogers, Arkansas, with a red arrow pointing to the 'SITE' at 116 N 13th St. Surrounding callout boxes list various nearby businesses:

- Scottsdale Center:** ABUELO'S, BARNES & NOBLE, MALCO, Artus, belk, NOTHING BUTT CAKES, Chick-fil-ah, STAPLES, Carino's, KOHL'S, Freddy's, chili's, SUPERCUTS, Lowe's, ROSS, DOLLAR TREE, BM, AKIN'S, PETCO, Applebee's, verizon, Logan's Roadhouse, ARVEST BANK.
- Frisco Station Mall:** JO-ANN, Tuesday Morning, Starbucks, Marshalls, OUTBACK, Office Depot, IHOP, Sonic Drive-Ins, Shoe Carnival, Cane's.
- Pinnacle Hills Promenade:** Sunglass Hut, Dickelmann's, claire's, TJ-maxx, OLD NAVY, JCPenney, HOLLISTER, carter's, babies and kids, POTTERY BARN, LOCAL LIME, KENDRA SCOTT, Starbucks, DOLLAR TREE, DSW, Buckle, Brighton, Hallmark, Eddie Bauer, ULTA, GREAT AMERICAN COOKIES, WILLIAMS-SONOMA, DSW, LONGHORN STEAKHOUSE, Cabela's, ZALES, PF. CHANG'S, BED BATH & BEYOND, Bath & Body Works, verizon, GAP, ATHLETA, THE FRESH MARKET, MALCO, KAY JEWELERS, Alchemy, Petland, Dillard's, BEST BUY, AMERICAN EAGLE, Finish Line, PETSMART, BANANA REPUBLIC, GameStop.
- Tuscany Square Plaza:** NORTHWEST PHYSICIANS, COX, Great Clips, Chick-fil-ah, Little Gym, simply mac, SCHOOL OF ROCK, SUBWAY, SERC, OSAKA, RIVER DENTAL, DRY CLEANING, Massage Envy, J.B. HUNT.
- Other Callouts:** Mercy+, Walmart Supercenter, Walgreens, DOLLAR TREE, Academy Sports & Outdoors, Walgreens DISCOUNT, at home, Burger King, Dunkin' Donuts, Arvest Bank, Bath & Body Works, planet fitness, Merle Norman Cosmetic Studios, Payless Shoesource.

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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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DEVELOPMENT MANAGEMENT

CONSULTING

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