

# LOTS FOR SALE

Gateway Plaza | 8th St and Hudson Rd | Rogers, AR 72756



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 **KELLEY COMMERCIAL PARTNERS**



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## AVAILABLE

Tract 3B ±4.48 AC \$5.50 PSF

\*Lots may be subdivided

## COMMENTS

- Excellent retail pads available with frontage
- Great opportunity in rear of site for MF, Storage, or Flex Development
- Excellent visibility
- High traffic corridor

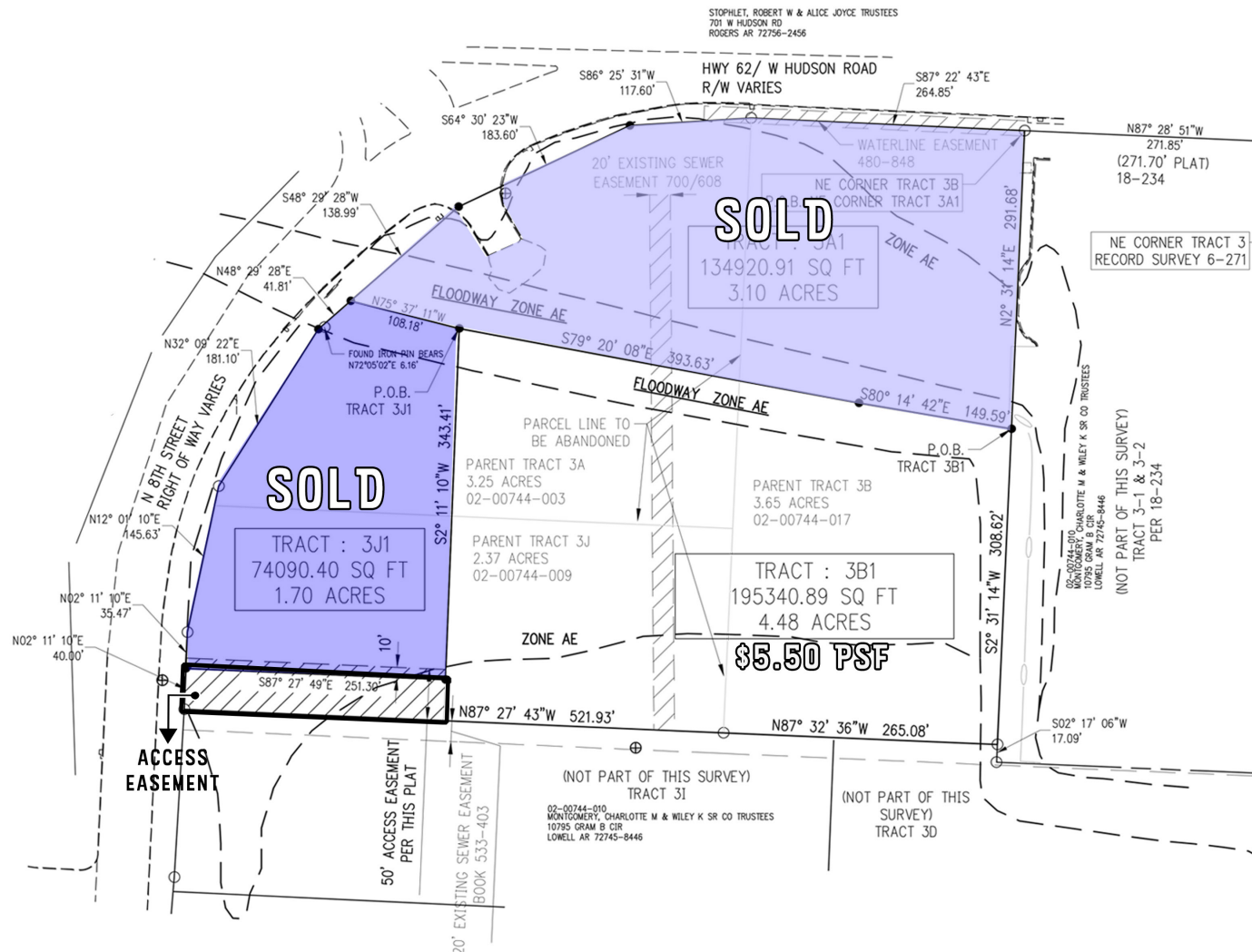
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,873	39,295	86,328	211,667
AVERAGE HH INCOME	\$62,103	\$77,039	\$81,493	\$96,360
TOTAL HH	1,660	14,502	32,554	79,482

## TRAFFIC COUNTS

W Hudson Rd - 30,000 VPD

N 8th St - 18,000 VPD



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## ROGERS AREA OVERVIEW

Rogers is an entertainment destination and world-class place to live, work, invest and play. The Railyard Entertainment District is officially open for business, continuing to draw visitors and residents to enjoy all that Downtown Rogers has to offer. The District features boutiques, salons and spas, variety of antique stores and upscale markets, art galleries and a bike and skateboard shop. Local bakeries, diners, pizzerias, cafés, coffee houses, clubs, restaurants and eateries. Attractions include Frisco Caboose, Daisy Airgun Museum, Rogers Historical Museum, Arkansas Public Theater, butterfly garden, historic architecture, live music on Frisco Stage.

Featuring ±28,000 acres of clear water that attracts thousands of water sports lovers, fishermen, hikers, and birdwatchers, Beaver Lake is located in the Ozark Highlands near Rogers and features forests, tall bluffs, and meadows crisscrossed by hiking trails. Beaver Lake is nationally renowned for bass fishing and has even become a destination for many fishing tournaments. Boating, scuba diving, water skiing, wakeboarding, kayaking, swimming, and picnicking are just as popular. Suit up, grab the towels and sunscreen, and get to Beaver Lake for some fun in the sun!

Whether your agenda is all business or purely personal, the possibilities are endless in Rogers. The city blends the region's finest meeting facilities with activities and amenities that range from outdoor adventure to world-class shopping and fine dining. This mix of infrastructure and positive energy has Rogers ranked as one of Money Magazine's best places to live in the nation.

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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

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