

# RETAIL SPACES FOR LEASE

Scottsdale Shopping Center | W Walnut & N 46th St | Rogers, AR 72756



**MATT STROM, CCIM**  
PARTNER | AGENT  
☎ 479.695.8262 | 📠 479.650.8980  
mstrom@kelleycp.com

**MAC TATMAN, CCIM**  
AGENT  
☎ 479.966.4020 | 📠 870.403.3414  
mtatman@kelleycp.com

**JORDAN JETER, CCIM**  
PARTNER | AGENT  
☎ 479.695.8265 | 📠 501.350.7388  
jjeter@kelleycp.com



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## AVAILABLE WITH LEASE RATES

- 263 N 46th St - 3,139 SF - \$18 PSF - Former Chico's
- 265 N 46th St - 3,445 SF - \$18 PSF - Former She Said Yes
- 271 N 46th St - 5,592 SF - \$13 PSF - Former Rack Room Shoes
- 273 N 46th St - 4,632 SF - \$13 PSF - Former Justice
- 275 N 46th St - 6,552 SF - \$13 PSF - Shell Space
- 4413 W Walnut St - 5,952 SF - \$22 PSF - Former J Jewelers
- 4415 W Walnut St - 5,952 SF - \$22 PSF - Bedding Mart

## COMMENTS

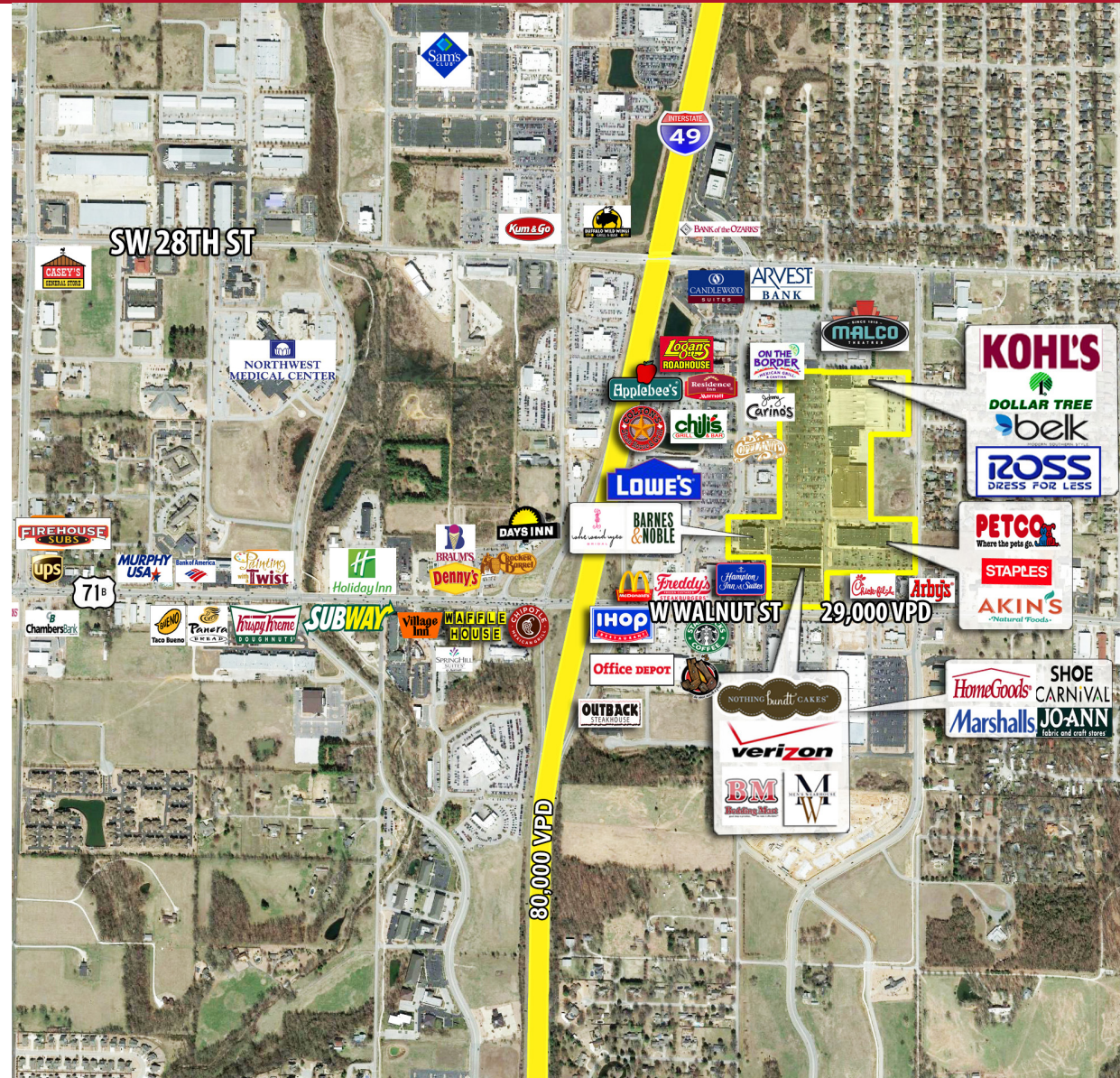
- Five separate buildings
- Destination anchor tenants
- High traffic counts
- Easy access from I -49
- 4 miles from Walmart Corporate Office

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	50,802	121,292	213,051
AVERAGE HH INCOME	\$79,956	\$90,215	\$87,458
TOTAL HH	19,929	43,865	77,755

## TRAFFIC COUNTS

- W Walnut St - 32,000 VPD
- SW Walton Blvd - 38,000 VPD
- Interstate-49 - 80,000 VPD



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# RETAIL SPACES FOR LEASE

Scottsdale Shopping Center | W Walnut & N 46th St | Rogers, AR 72756

265 N. 46th St  
±3,445 SF



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# RETAIL SPACES FOR LEASE

Scottsdale Shopping Center | W Walnut & N 46th St | Rogers, AR 72756

271 N. 46th St  
±5,592 SF



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# RETAIL SPACES FOR LEASE

Scottsdale Shopping Center | W Walnut & N 46th St | Rogers, AR 72756

273 N. 46th St  
±4,632 SF



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# RETAIL SPACES FOR LEASE

Scottsdale Shopping Center | W Walnut & N 46th St | Rogers, AR 72756

275 N. 46th St  
±6,552 SF



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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.



### MATT STROM, CCIM

PARTNER | AGENT

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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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



KELLEY COMMERCIAL  
PARTNERS

kelleycp.com |   

CHAINLINKS  
RETAIL ADVISORS