

**FINEBERG****& ASSOCIATES**
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



4.80 ACRES W GARRETT RD - ROGERS, AR

OFFERING SUMMARY

Sale Price:	\$2,509,056
Lot Size:	4.8 Acres
Price / SF:	\$12.00 psf
Zoning:	C-3

PROPERTY HIGHLIGHTS

- 4-way lighted intersection & school within walking distance
- Strong location for retail center
- Water & sewer at street
- Level & clear topography
- Surrounded by many new residential developments & new construction

PROPERTY OVERVIEW

At the newly paved and four-way lighted intersection of Bellview & Garrett. Strong demographics in this area with young families, and an absence of retail or medical services. Perfect location.



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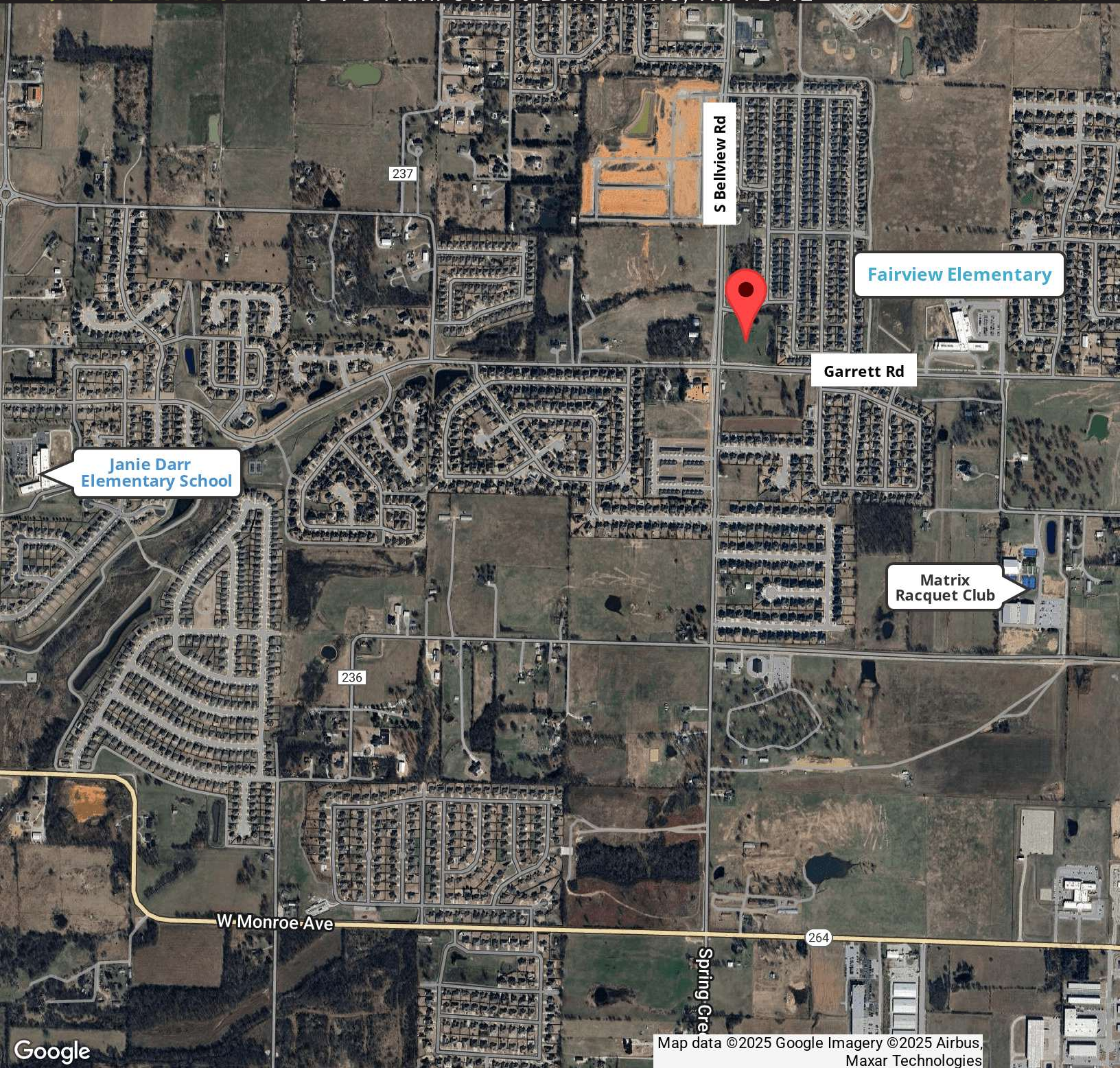




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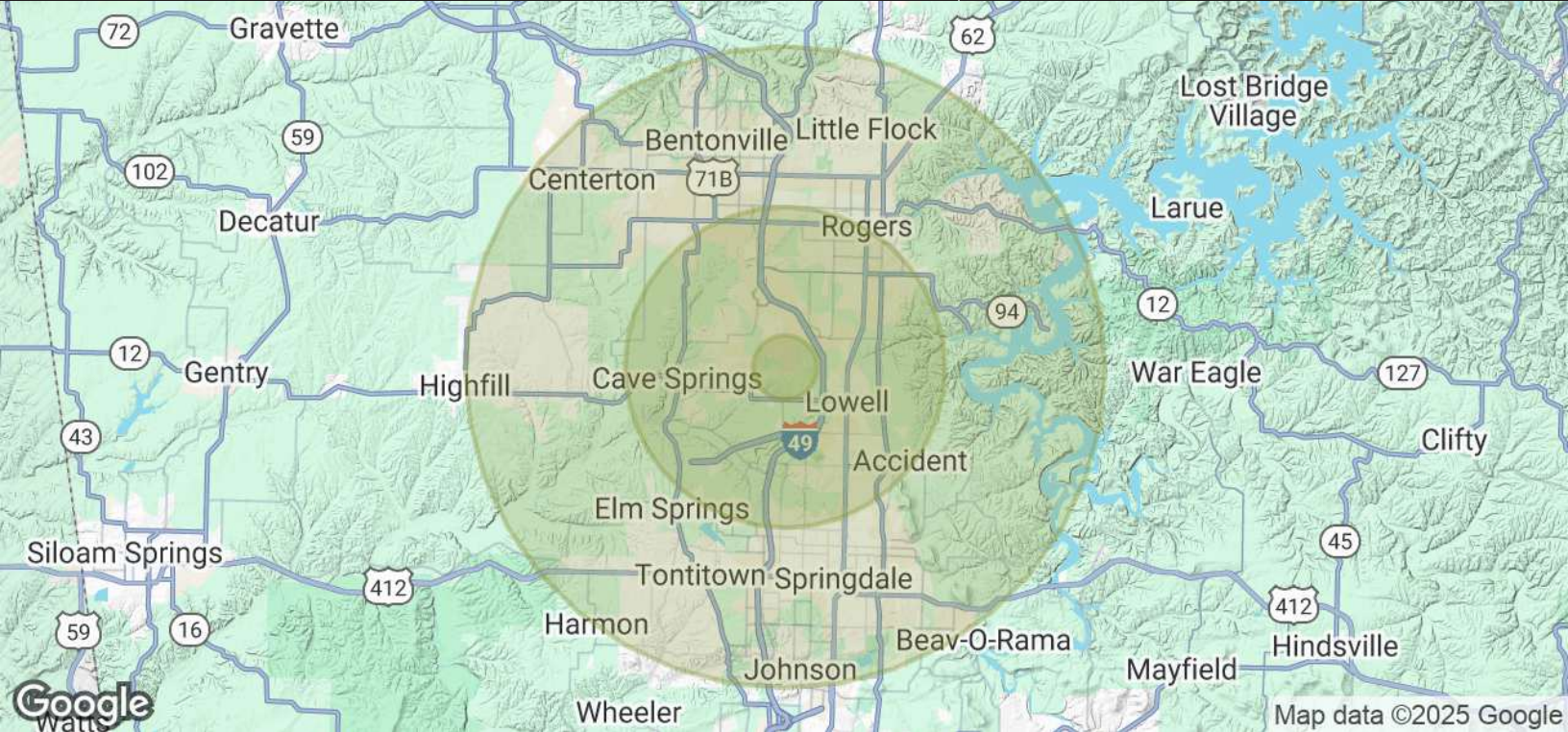
Google

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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,707	64,372	229,864
Average age	32.6	33.3	32.0
Average age (Male)	33.6	32.3	30.9
Average age (Female)	31.9	33.9	32.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	596	23,069	82,676
# of persons per HH	2.9	2.8	2.8
Average HH income	\$92,185	\$78,002	\$64,391
Average house value	\$275,034	\$261,066	\$213,780

** Demographic data derived from 2020 ACS - US Census*