

KINGSTON CENTRE PLAZA

4404 & 4408 W Walnut Street, Rogers, AR 72756



PROPERTY DESCRIPTION

Prime retail suite available for lease off W Walnut in Rogers, offering a prime location with excellent visibility and accessibility. Situated in the Kingston Centre, the property provides ample parking, prominent signage opportunities, and exposure to 31,000 VPD. Conveniently located just 0.2 miles from I-49, the major interstate system running through Northwest Arkansas, this space benefits from high traffic volume, ensuring maximum visibility and easy access for clients and patients.

PROPERTY HIGHLIGHTS

- Available Suites: 4404 W Walnut Suite 9 (+/-1,200 SF)
- Office/Medical Office and Retail Suites
- 31,000 VPD on W Walnut St
- NNN Lease

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	1,200 SF
Building Size:	43,120 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,171	21,737	49,812
Total Population	5,414	54,536	136,209
Average HH Income	\$101,973	\$103,752	\$123,357

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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KW COMMERCIAL
201 SW 14th St.
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Bentonville, AR 72712

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PRIME COMMERCIAL OFFICE/RETAIL SPACES FOR LEASE

4404 W WALNUT SUITE 9 PHOTOS

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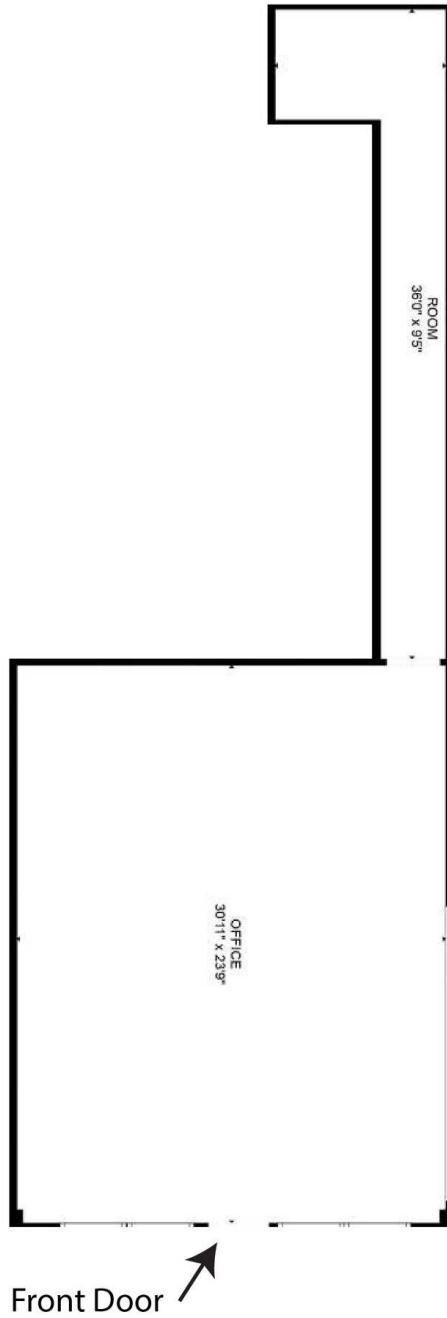
Each Office Independently Owned and Operated salmonsengroup.com

4404 W WALNUT SUITE 9 FLOOR PLAN

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4404 W Walnut Suite 9 +/- 1,200 SF



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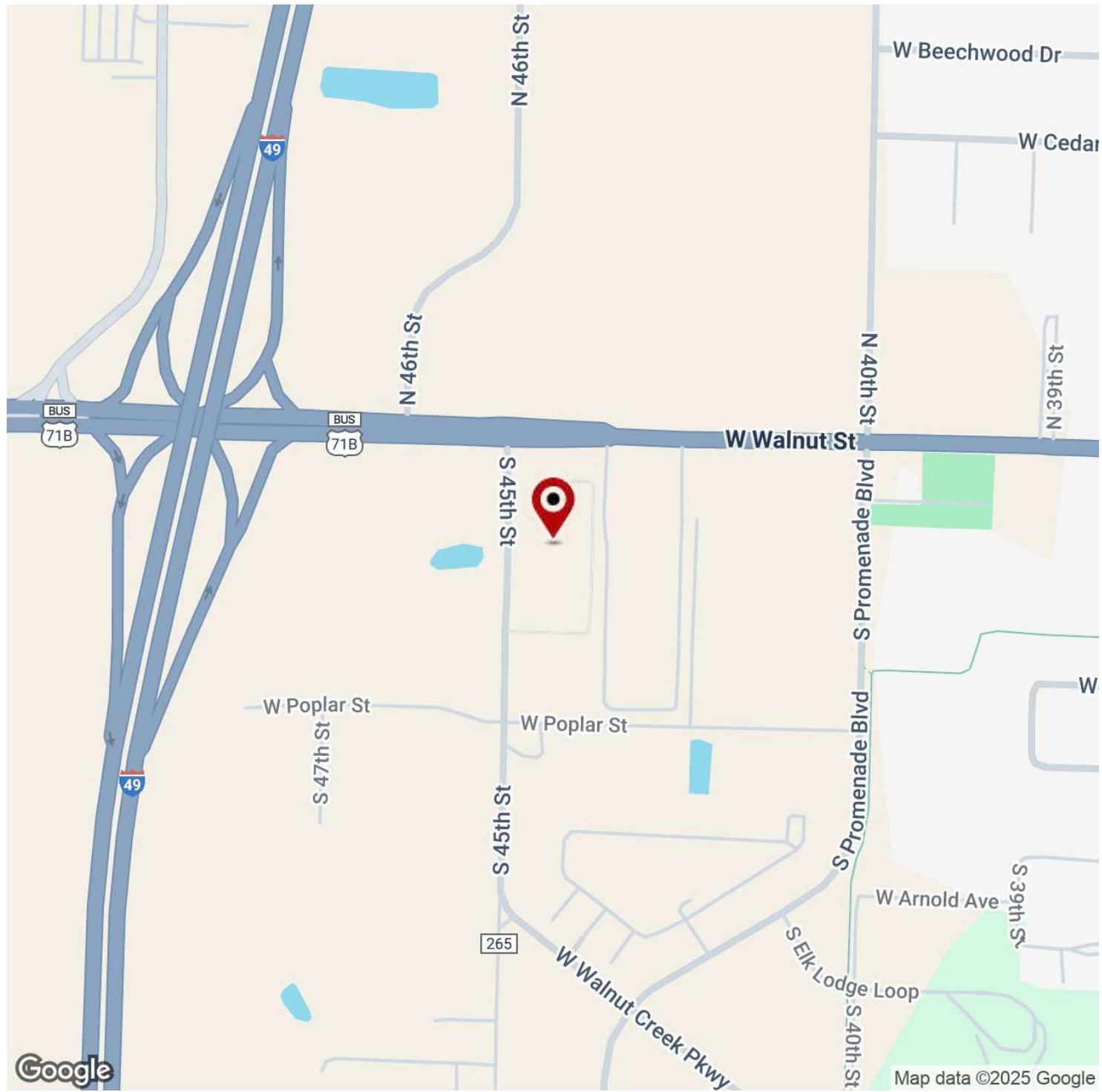
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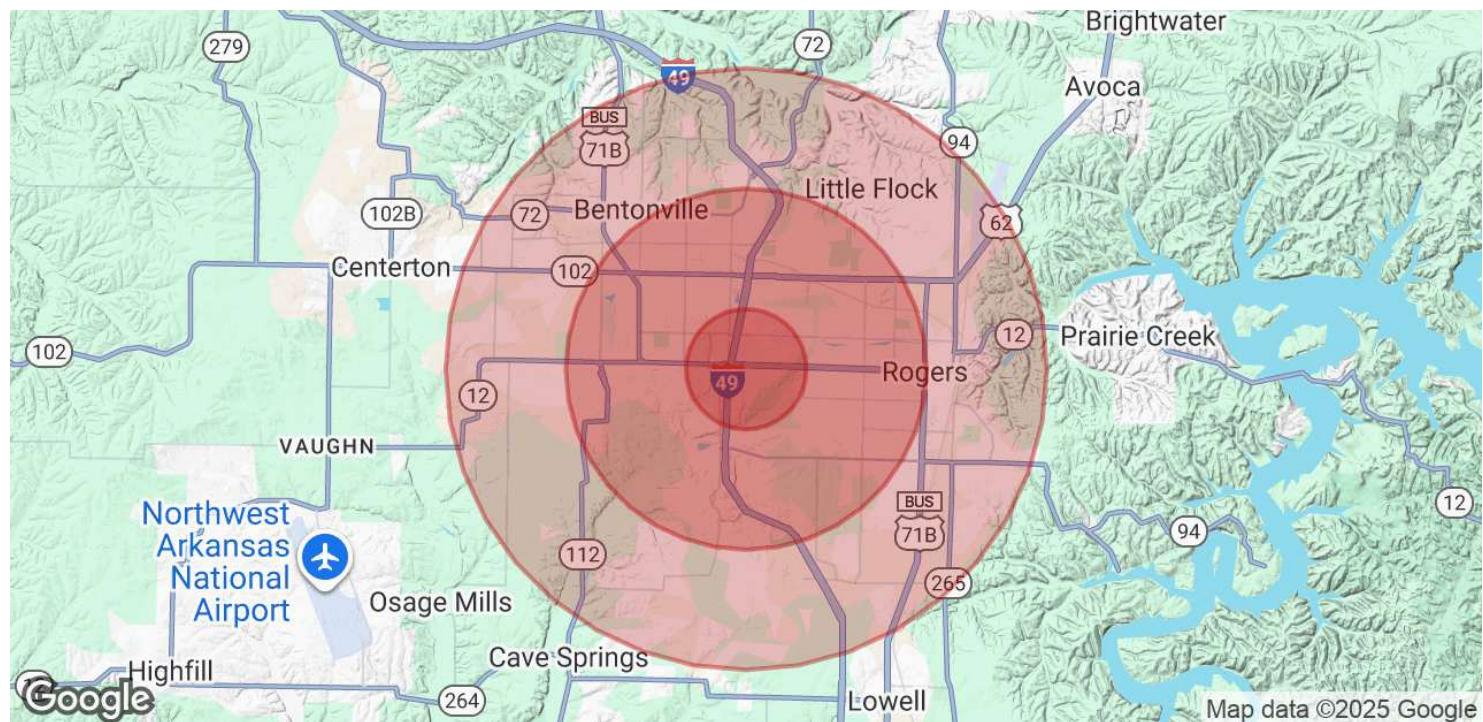
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,414	54,536	136,209
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	41	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,171	21,737	49,812
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$101,973	\$103,752	\$123,357
Average House Value	\$295,008	\$336,566	\$364,198

Demographics data derived from AlphaMap

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