

# 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

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## SALMONSEN GROUP

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

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# 4404 W WALNUT SUITE 9 PHOTOS

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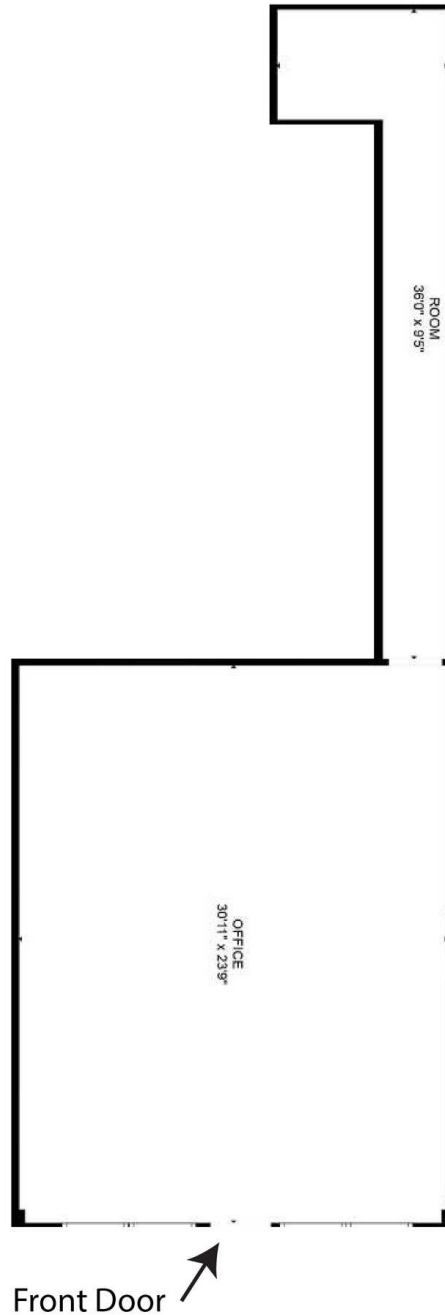
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## 4404 W WALNUT SUITE 9 FLOOR PLAN

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



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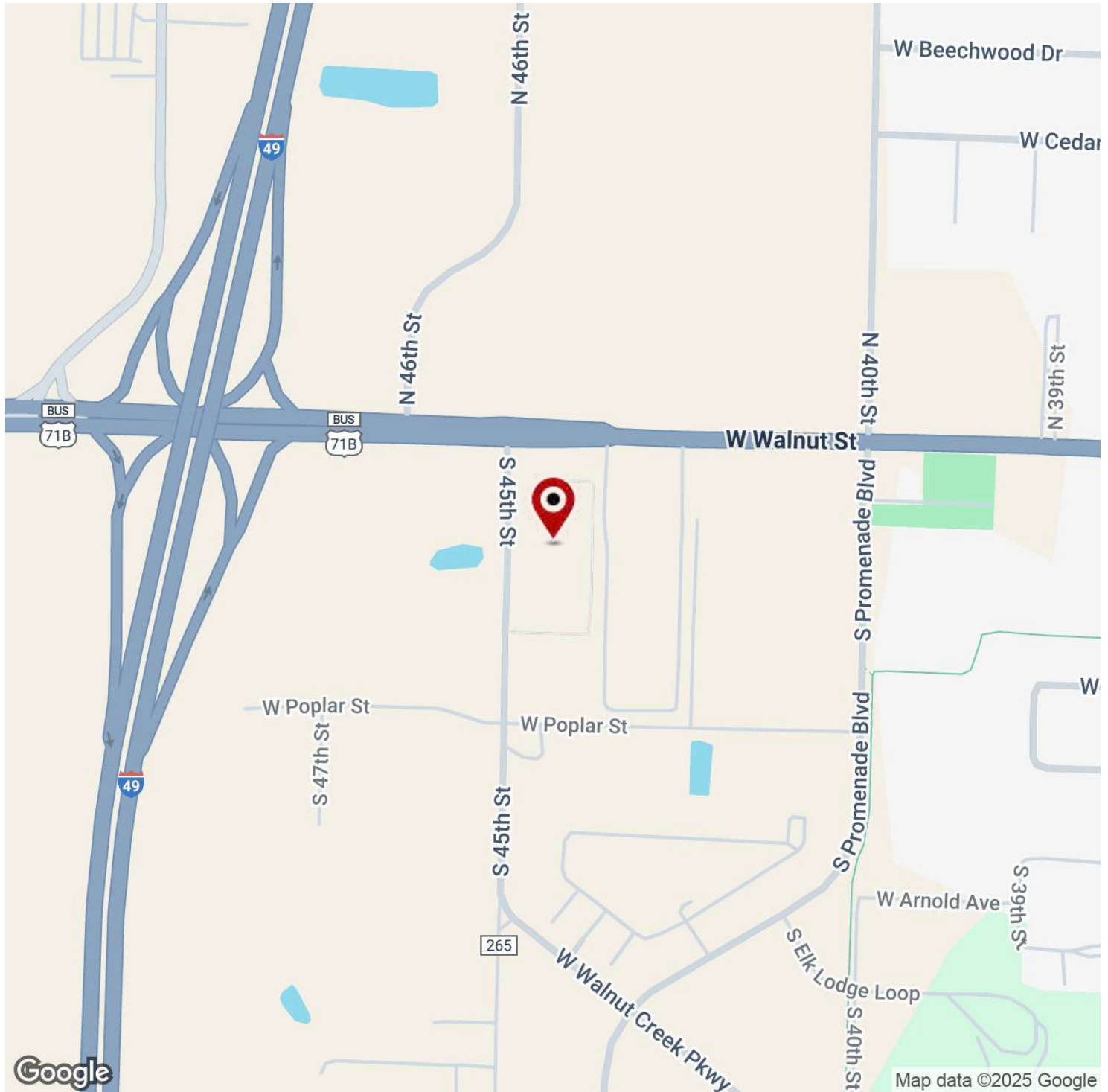
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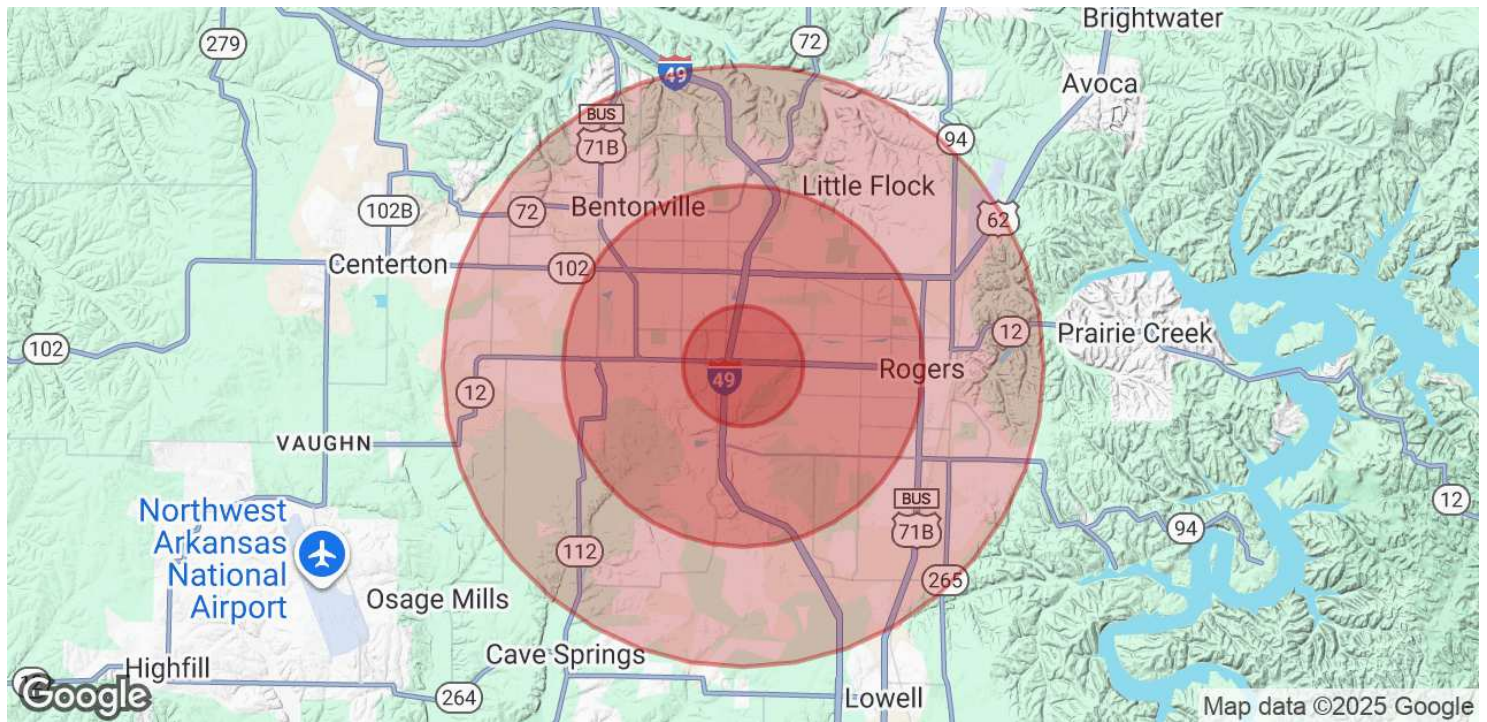
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,414	54,536	136,209
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	41	38	37

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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