



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



112 E. CHERRY ST
ROGERS, AR 72756

HAAS HALL

RAILYARD PARK

RAILYARD LIVE

FARMER'S
MARKET

0.35 ACRES E CHERRY ST - ROGERS, AR 72756

OFFERING SUMMARY

Sale Price:	\$985,000
Lot Size:	0.35 Acres
Zoning:	Downtown Core

PROPERTY HIGHLIGHTS

- Development opportunity in Downtown Rogers
- Water & sewer at street
- City-maintained parking surrounds parcel
- Adjacent to Rogers Farmer's Market & Rail Yard Stage
- Many potential uses inside city zoning
- Located near many amenities, restaurants, bike trails & all Downtown Rogers has to offer

PROPERTY OVERVIEW

One of the few land opportunities left in Downtown Rogers, this property is one of a kind. Parcel is located next to new city infrastructure including new sidewalks, trails, city parking & parks. This thriving area is home to Bikes, Blues, & BBQ, the Railyard Concert Series, Frisco Festival and more. The location & visibility make this property stand out.



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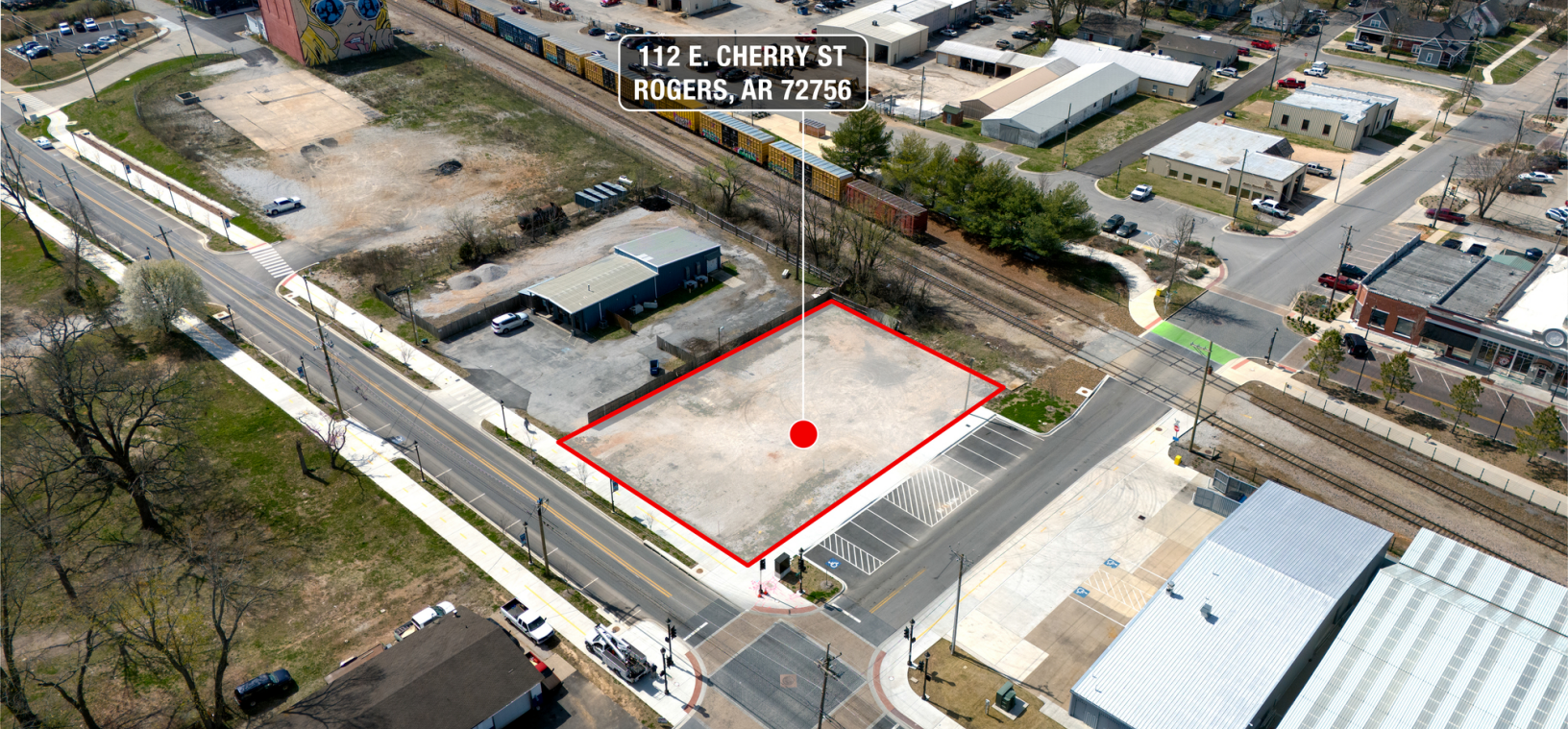
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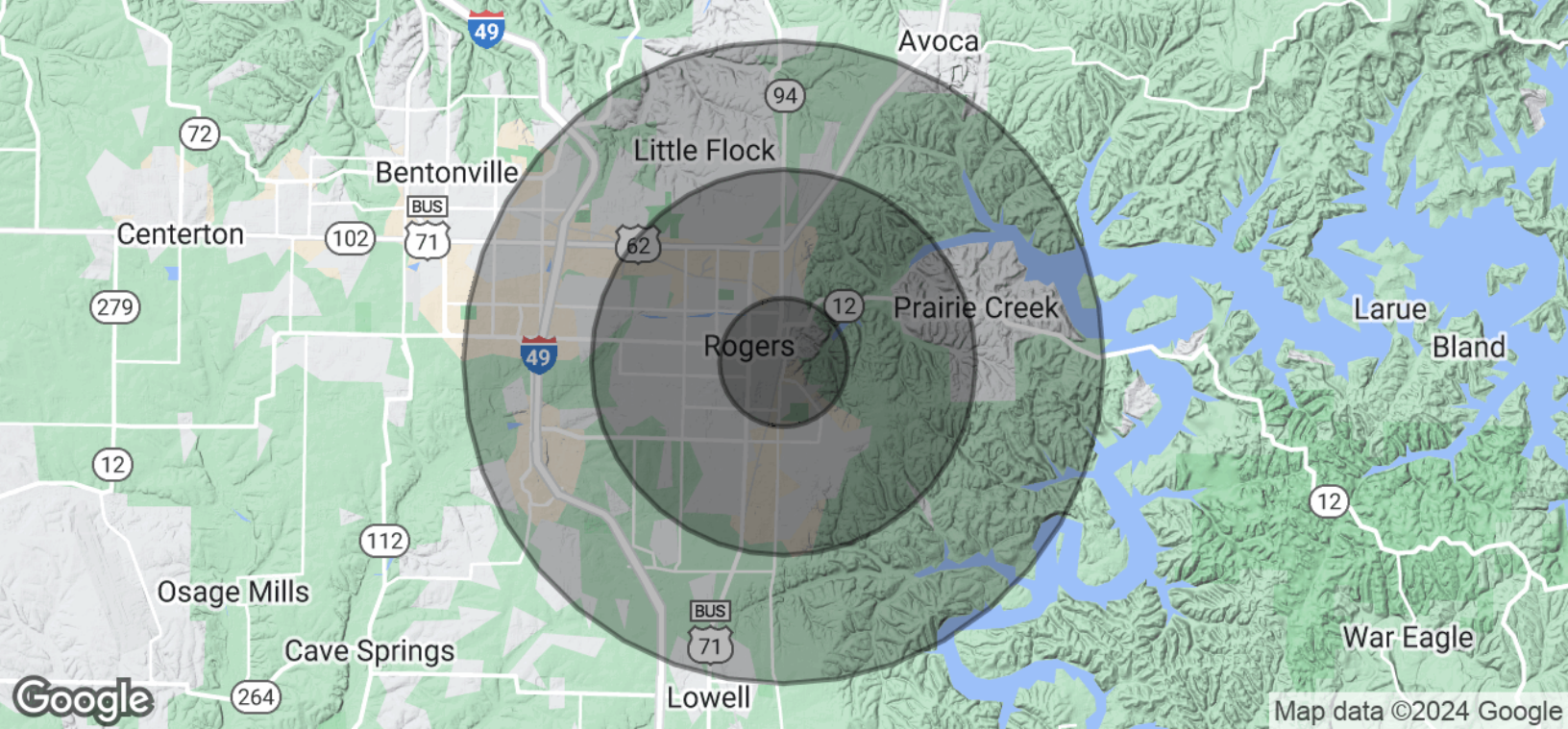
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,742	46,214	83,044
Average Age	29.2	33.0	34.7
Average Age (Male)	28.5	32.8	34.3
Average Age (Female)	32.6	34.6	36.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,189	17,100	32,208
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$57,933	\$67,322	\$81,005
Average House Value	\$135,693	\$150,900	\$189,947

* Demographic data derived from 2020 ACS - US Census

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