

TWO SISTERZ LIQUOR STORE

SARA POSEY
REAL ESTATE BROKER
COLLIER AND ASSOCIATES



809 LESTER LANE, ROGERS, AR 72756



STORE & FFE
\$600,000



PROPERTY
1600 SQFT | .62 ACRES



INVENTORY SOLD SEPARATE
VALUED AT \$102,000

TWO SISTERS LIQUOR

JUST LISTED



For Sale: Two Sisterz Liquor Store — a well-established liquor store located in a growing Benton County market. The property consists of a 1,600± SF freestanding building on approximately 0.62 acres, offering strong visibility, easy access, and future upside. The business benefits from continued residential and commercial growth in the surrounding area. The sale includes the ongoing business and FF&E, providing an opportunity for a smooth transition for a new owner or investor.

Additional Terms: Inventory purchased separately. Buyer must obtain ABC approval to convey all applicable ABC licenses.

Sara Posey

BENTON CO LIQUOR STORE

13,000
VPD

1600
SQFT

.62
ACRES



SARAPOSEYREALESTATE@GMAIL.COM



479-264-2471



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Benton County

Regional Growth — Benton County, AR

- Population Growth: Benton County's population is estimated at ~321,566 in 2024, growing roughly 3.0% annually and adding over 9,300 residents between 2023 and 2024 — among the largest gains in Arkansas.
- Decade Growth: The county grew by over 31% in the last decade, demonstrating sustained demand for goods and services.
- Metro Growth: Northwest Arkansas (including Benton County) is the fastest-growing U.S. metropolitan regions, attracting families and workforce population in 2025.
- Household Expansion: Growth in residential subdivisions and new housing supports stable retail demand over a broad day part.
- Traffic Exposure: I-49, the primary regional freeway serving Northwest Arkansas, carries significant traffic volumes of 42,000 VPD
- Visibility & Access: Frontage to state route AR-94 - 13,000 VPD

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PHOTOS



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