

RETAIL SPACES | FOR LEASE

Scottsdale Shopping Center | W Walnut & N 46th St | Rogers, AR



**KELLEY COMMERCIAL
PARTNERS**

MATT STROM, CCIM

PARTNER | AGENT

O 479.695.8262 | C 479.650.8980

mstrom@kelleycp.com

MAC TATMAN, CCIM

AGENT

O 479.966.4020 | C 870.403.3414

mtatman@kelleycp.com

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AVAILABLE

271 N 46th St - 5,592 SF }
273 N 46th St - 4,632 SF } Can be combined for a total of ±10,224 SF

263 N 46th St - 3,139 SF }
265 N 46th St - 3,445 SF } Can be combined for a total of ±6,584 SF
503 B N 40th St - 19,080 SF

COMMENTS

- Power retail center made up of 5 separate buildings
- Located just off Interstate 49 in a dense retail corridor
- High traffic counts with great visibility and exposure
- Multiple access points including two stoplights
- Significant amount of parking
- Excellent mix of national and regional tenants
- Surrounded by other national retailers, hotels, multifamily, and single-family homes
- Within close proximity to the new Walmart Global Headquarters and Sam's Club Home Office

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	56,905	137,878	251,796
AVERAGE HH INCOME	\$116,131	\$133,255	\$132,416
TOTAL HH	23,406	52,813	93,717



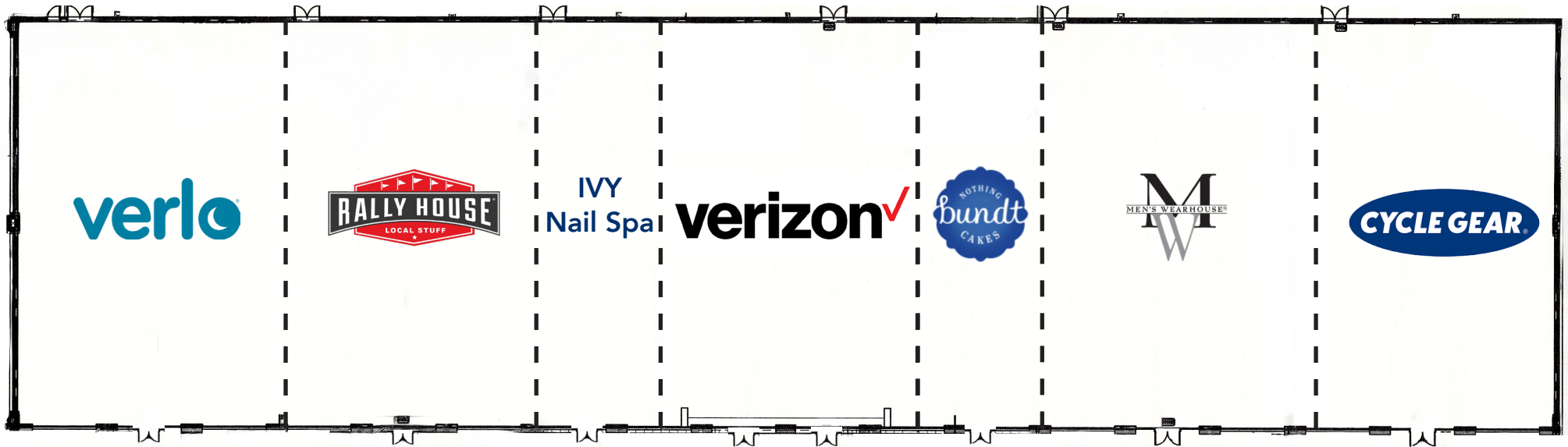
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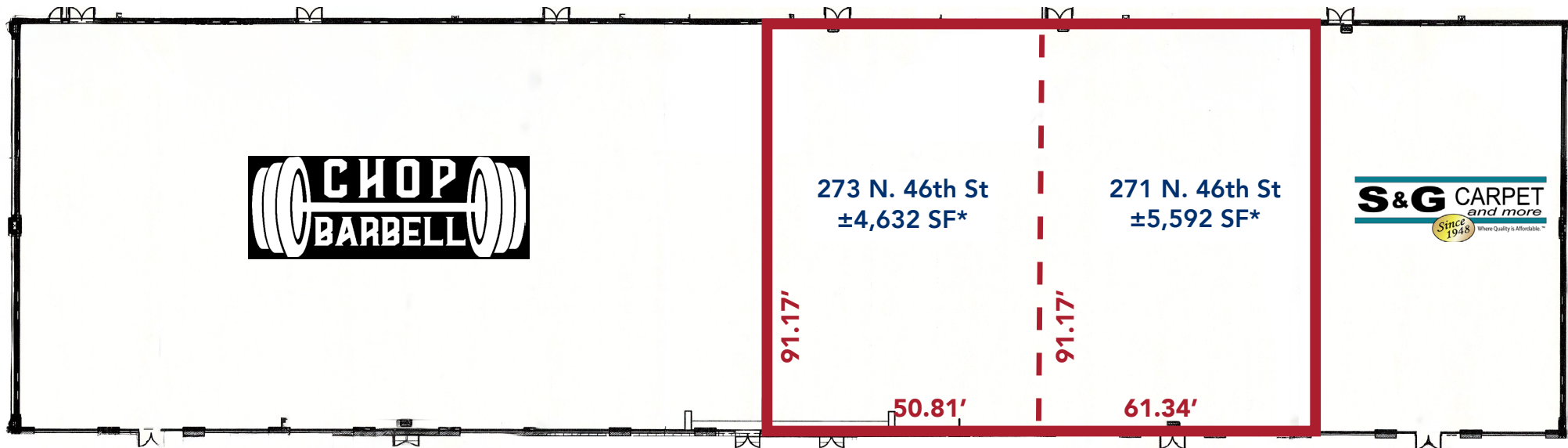
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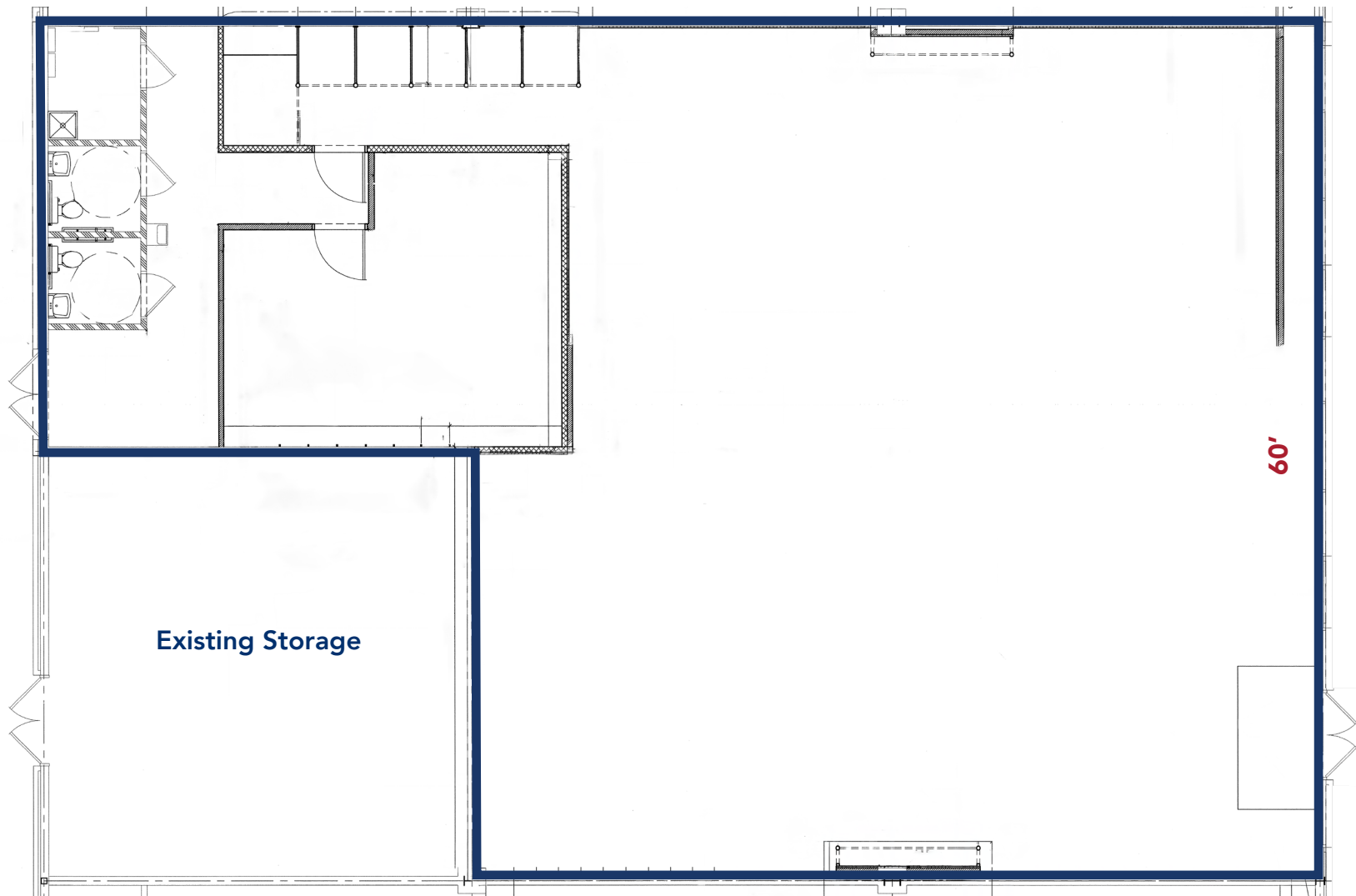
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273 N. 46th St
±4,632 SF



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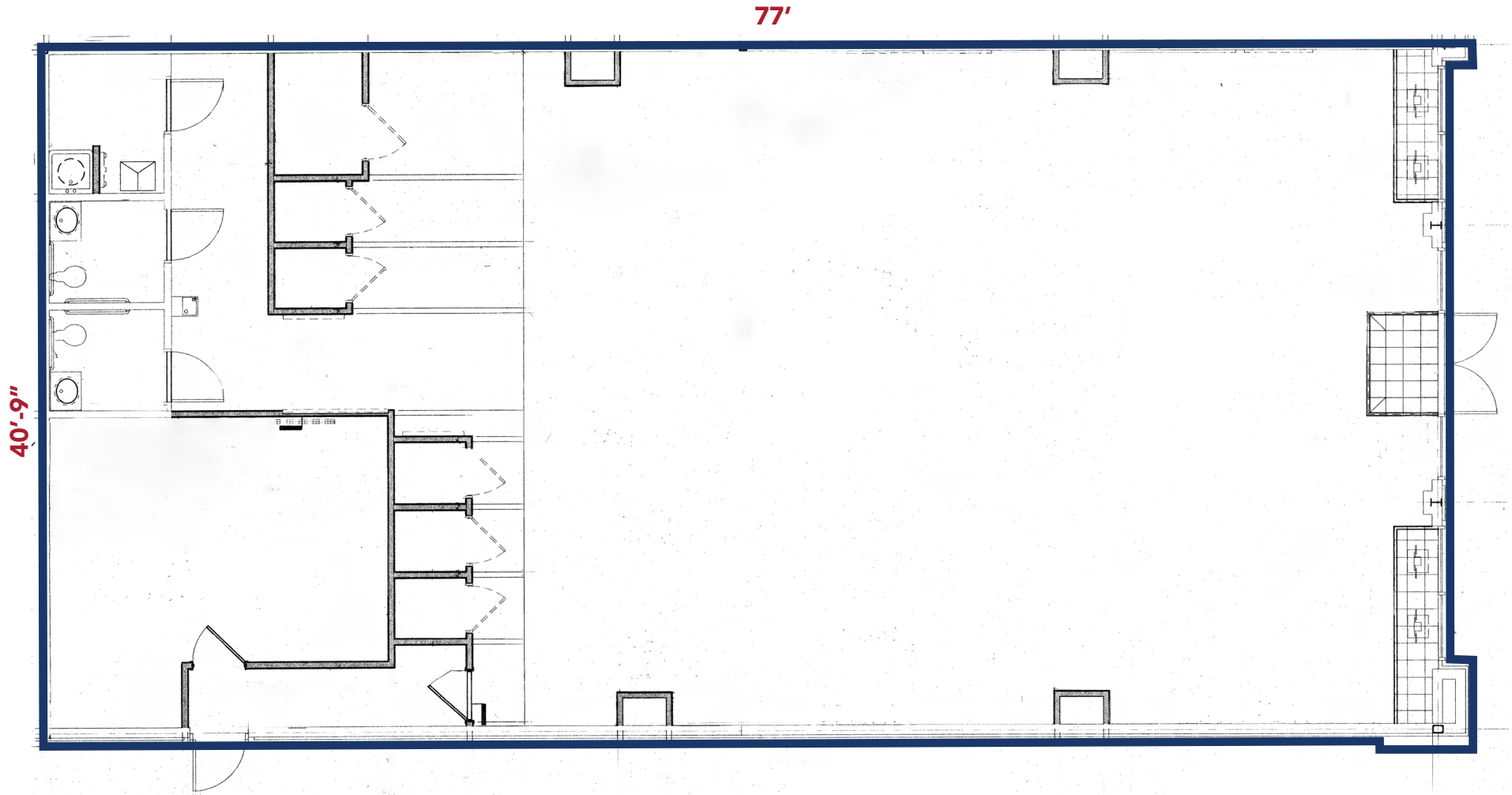
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263 N. 46th St
±3,139 SF



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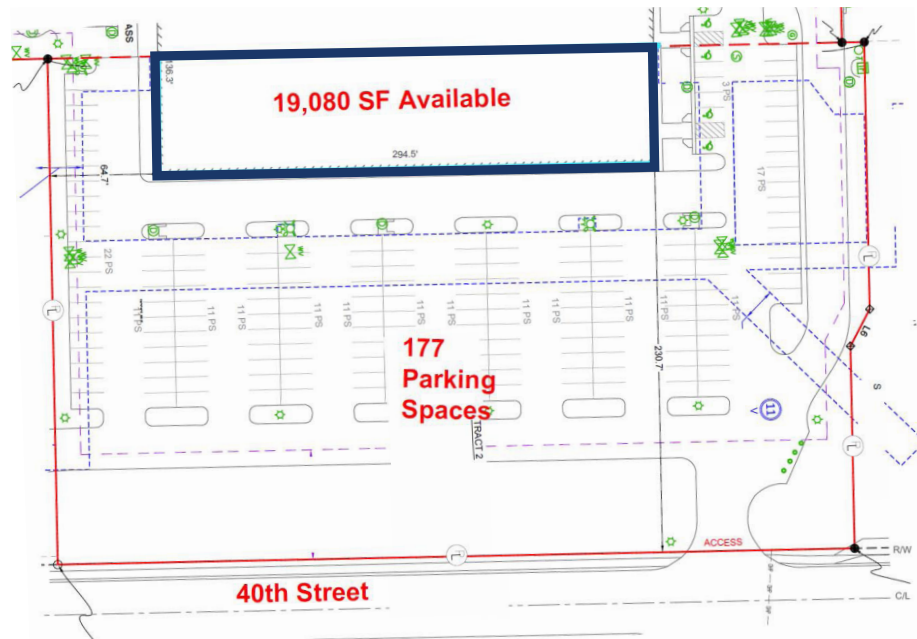
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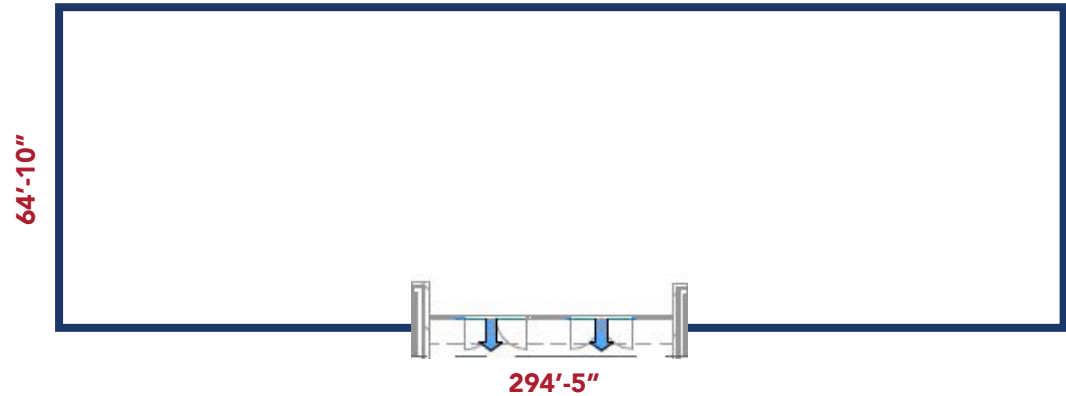
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Floor Plan 19,080 SF Fronting 40th Street



177 Parking Spaces Fronting 40th Street



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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