



FOR LEASE

Asking Rate:

\$22.00

PSF (NNN)

Square Footage:

1,820

Contact us:

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4608 W Walnut Street, Suite A

Rogers, Arkansas

Property Features

- 1,820 square feet of useable space
- W Walnut boasts a traffic count of 31,000 cars per day and I-49 with 82,000 cars per day
- Starbucks, Courtyard Marriott and Outback Steakhouse are within walking distance of property
- Traffic light on W Walnut leads directly into the parking lot

Office Depot-anchored retail and office space for lease in busy shopping center on W Walnut Street near Interstate 49. Located near Scottsdale Shopping Center and surrounded by strong performing national retail and restaurant brands such as Lowe's, Barnes & Noble, Kohl's and Belk.

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4608 W Walnut St



Property Highlights



1,820 square feet



31,000 cars per day
on W Walnut St

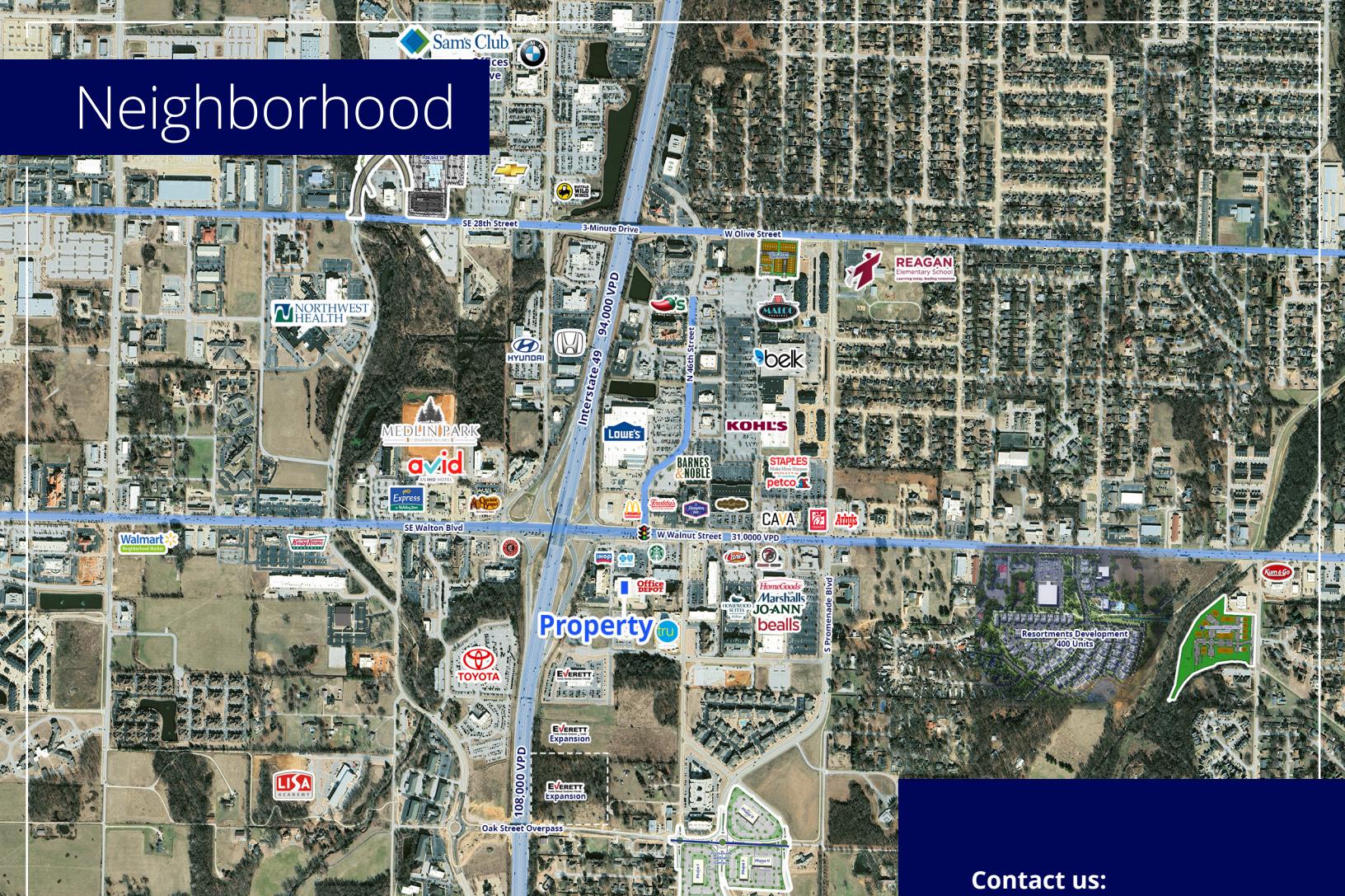


Within walking
distance of Starbucks
and major retailers



Quick access to
Interstate 49

Neighborhood



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	4,346	56,700	145,073
Projected Population (2029)	5,094	63,068	159,611
Average HH Income (2024)	\$108,556	\$111,236	\$127,801
Proj. Average HH Income (2029)	\$122,461	\$124,962	\$143,595
Households (2024)	1,747	22,904	53,401

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