

# THE GROVE RETAIL SPACES FOR LEASE

1739 W Pleasant Grove Rd | Rogers, AR 72758



**KELLEY COMMERCIAL  
PARTNERS**

**MATT STROM, CCIM**  
PARTNER | AGENT  
M 479.650.8980 | O 479.695.8262  
mstrom@kelleycp.com

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### AVAILABLE

1,300 - 8,775 SF +/-

### PRICE

\$40 | NNN Drive-Thru  
\$38 | NNN In-Line

### COMMENTS

- New Construction that will be completed in Q1 2027
- Directly across the street from the Dick's Sporting Goods development
- Several new multifamily developments within close proximity
- JB Hunt Headquarters is just south of the site
- Access to two stoplights
- Rare drive-thru opportunity
- Excellent Visibility
- Ample Parking

### DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   | 10 MILES  |
|--------------------|-----------|-----------|-----------|-----------|
| DAYTIME POPULATION | 4,868     | 47,085    | 99,832    | 290,832   |
| AVERAGE HH INCOME  | \$121,932 | \$124,756 | \$126,985 | \$128,110 |
| TOTAL HH           | 2,013     | 17,475    | 36,910    | 105,644   |

### TRAFFIC COUNTS

W Pleasant Grove Rd - 20,000 VPD



W PLEASANT GROVE RD



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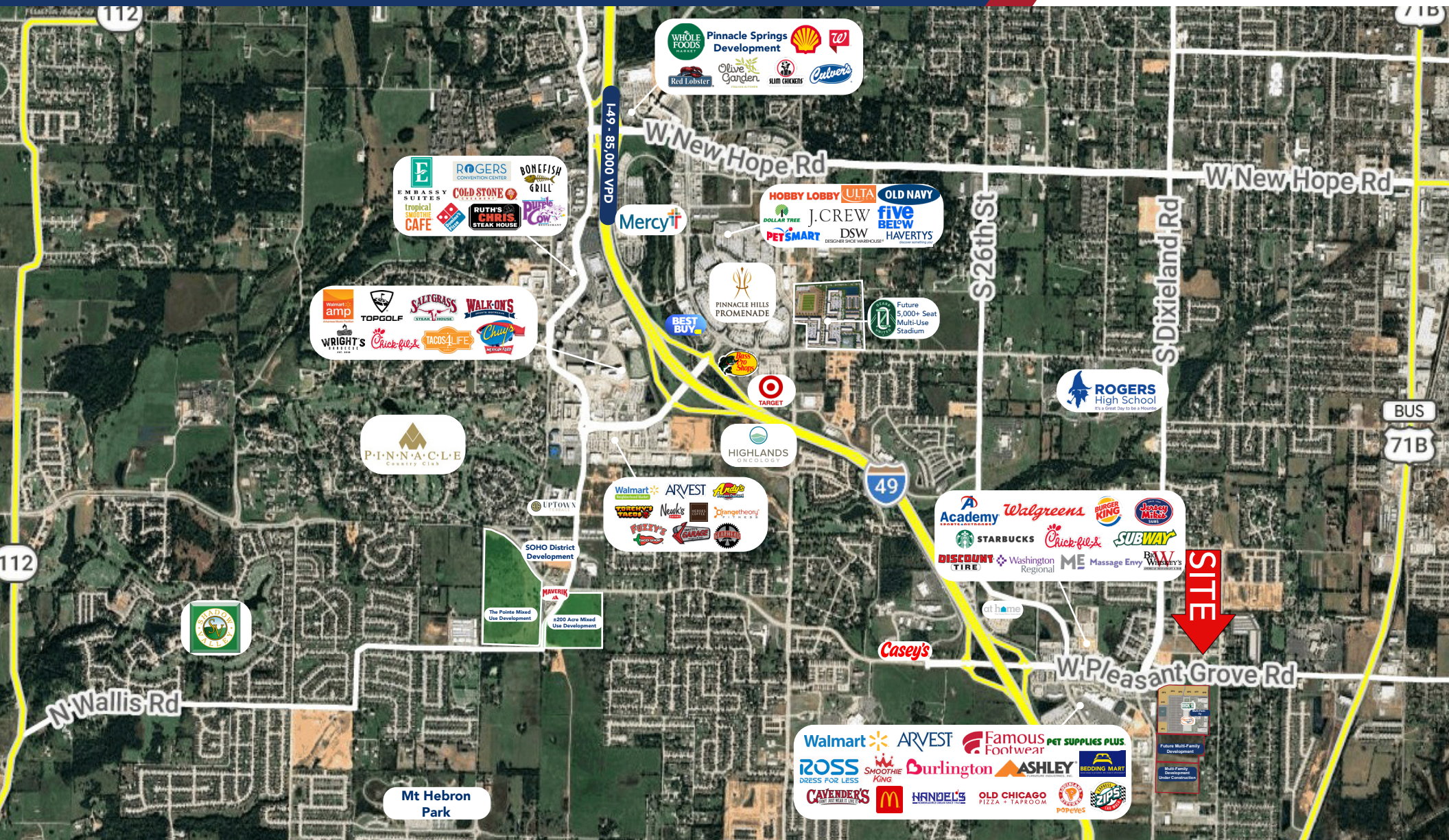
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

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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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