

# RETAIL SPACES FOR LEASE

4129 S 26th Street | Rogers, AR 72758



**KELLEY COMMERCIAL PARTNERS**

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### AVAILABLE

1,848 - 18,480 SF +/-

### PRICE

Drive-Thru End Cap: \$38.00 | NNN

In-Line Spaces & East End Cap: \$35.00 | NNN

### COMMENTS

- New Construction retail building
- Delivered in White Box Condition with HVAC
- One of the fastest growing retail areas in NW Arkansas
- Several new multifamily developments within close proximity
- JB Hunt Headquarters is just south of the trade area
- Great Visibility
- Ample Parking
- Drive-Thru Available

### 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

S 26th St - 9,000 VPD

W Pleasant Grove Rd - 23,000 VPD

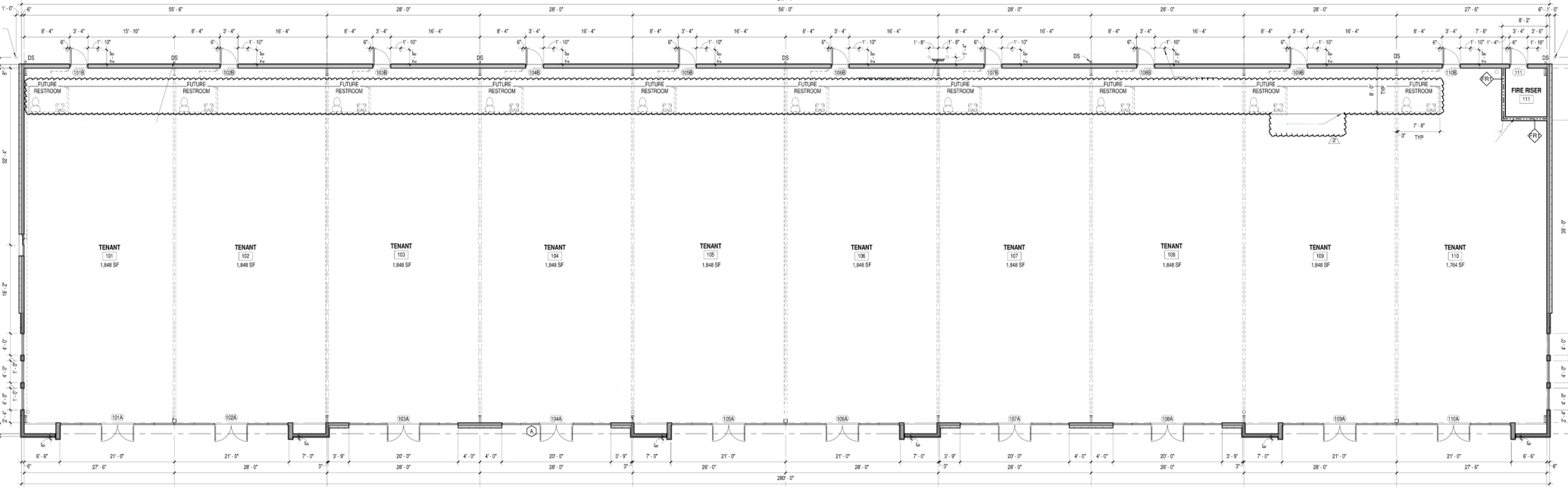


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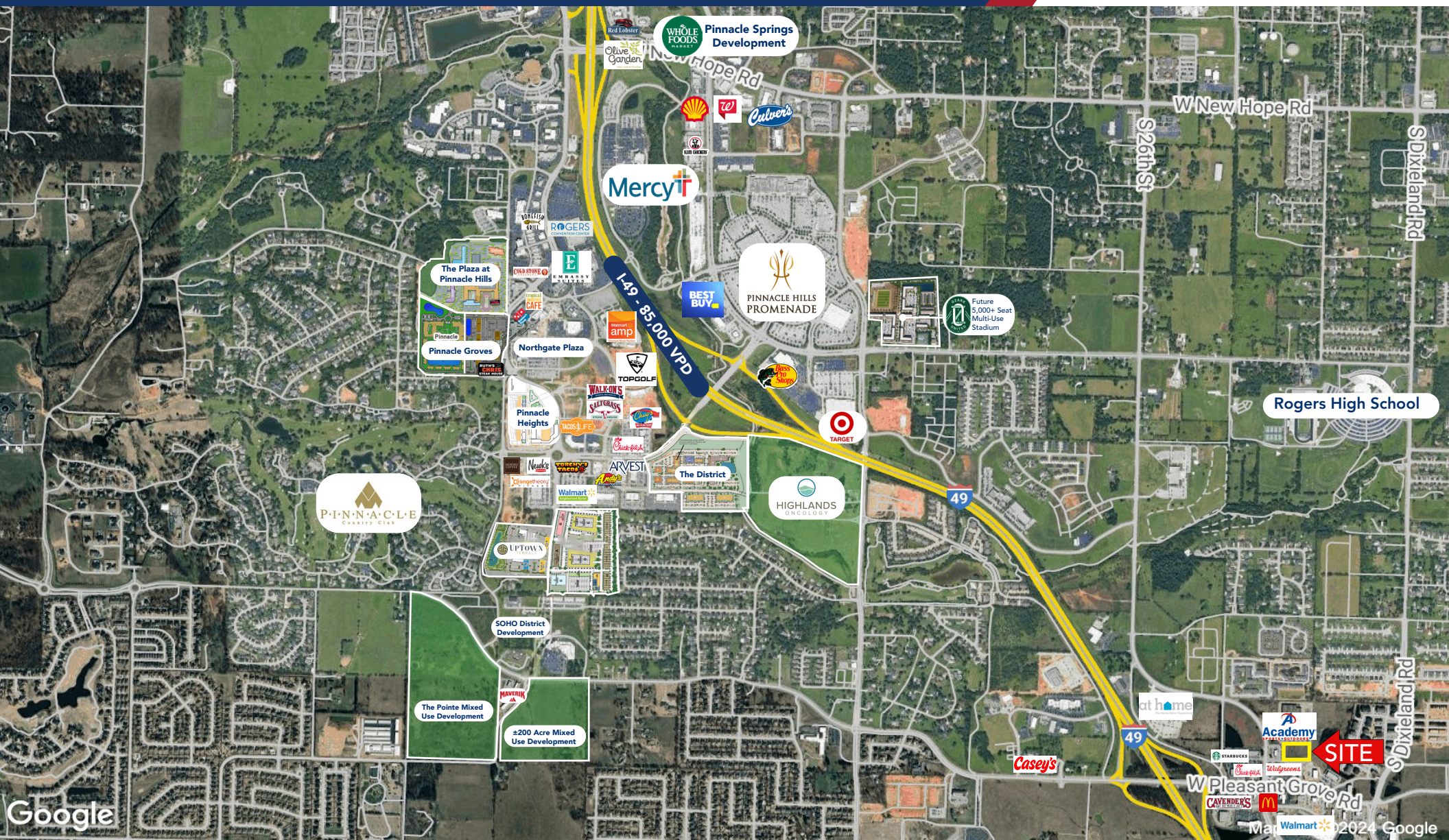


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## ABOUT KELLEY COMMERCIAL PARTNERS

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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RETAIL ADVISORS