

RETAIL SPACES | FOR LEASE

Frisco Station | 100 N Dixieland Rd | Rogers, AR



FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:

Reggie Greer
Cell (479) 619-6077
Office (479) 553-7777
reggie@rg-res.com

Matthew Greer
Cell (479) 721-1390
Office (479) 553-7777
matt@rg-res.com

Wesley Uyema
Cell (310) 874-6189
Office (310) 471-2700 x 2
Wesley@MichaelCorp.com

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AVAILABLE

±63,946 SF	±26,314 SF
±13,942 SF	±25,701 SF
±10,085 SF	±17,142 SF
±25,032 SF	±13,209 SF

HIGHLIGHTS

- Hard corner with traffic light

TRAFFIC COUNTS

W Walnut St - 23,229 VPD
 N Dixieland Rd - 10,230 VPD



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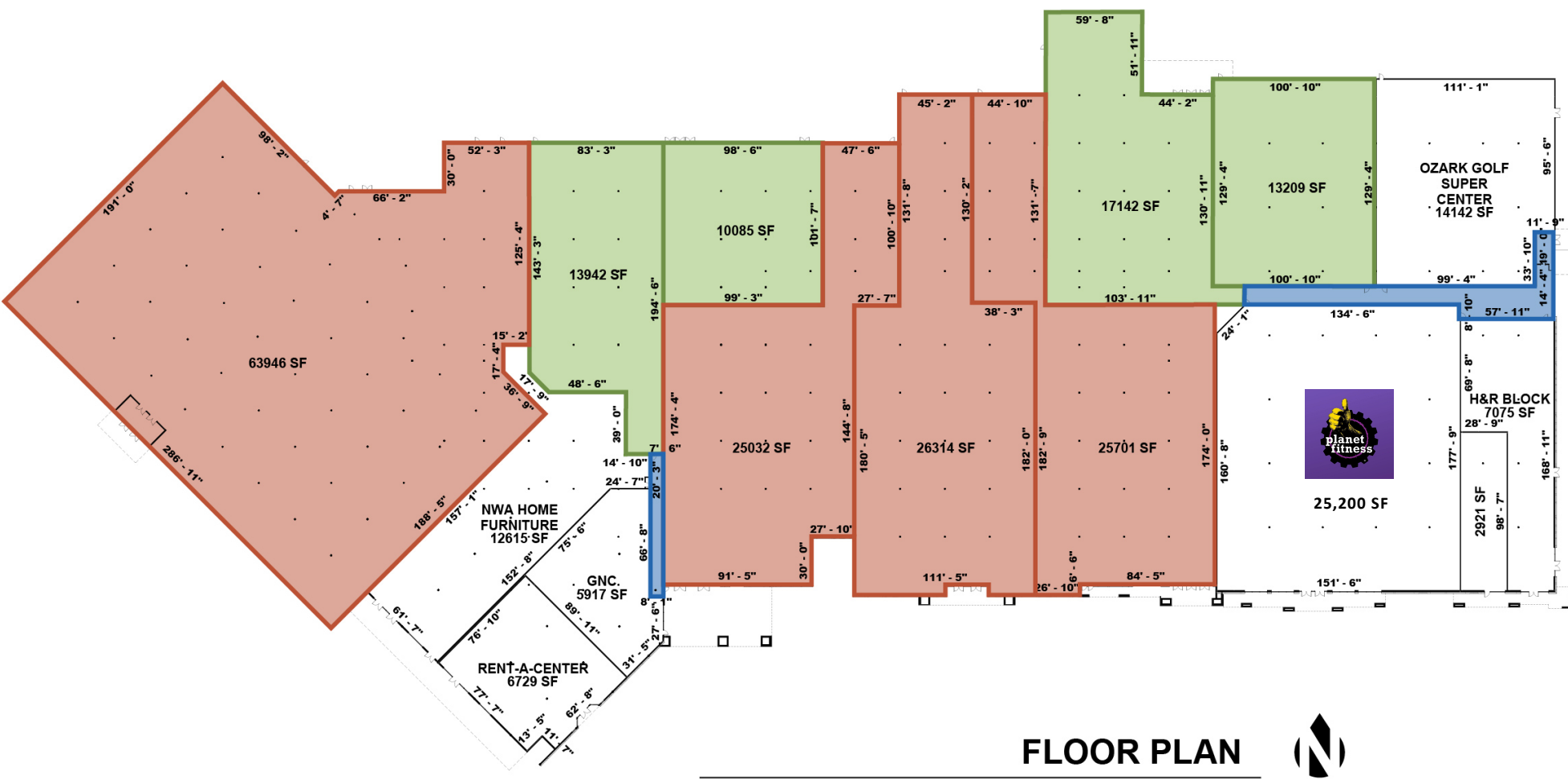
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- Retail Space
- Flex Space



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MARKET OVERVIEW

Rogers, Arkansas, is capitalizing on its strategic location and proactive planning to foster economic prosperity and accommodate its growing population. Development in East Rogers is influenced by the city's comprehensive planning efforts, aimed at streamlining zoning and promoting growth along key corridors. This strategic approach has spurred new housing projects, including single-family homes and mixed-use developments, catering to the increasing demand. The area's appeal is further enhanced by its natural surroundings, offering residents access to outdoor recreational activities. As Rogers continues to expand, East Rogers stands out as a desirable submarket, balancing growth with the preservation of its scenic landscape.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,230	54,906	107,806	251,624
AVERAGE HH INCOME	\$72,309	\$95,208	\$122,253	\$131,630
TOTAL HH	4,043	21,186	41,591	93,071
AVERAGE AGE	34	33	33	34
BUSINESSES	506	2,448	4,505	6,763
EMPLOYEES	3,800	30,684	54,127	75,918

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property



251,624

Population



\$131,630

Avg. Household Income



93,071

Households



34

Avg. Age



6,763

Businesses



75,918

Employees



BENTON COUNTY

★ = County Seat

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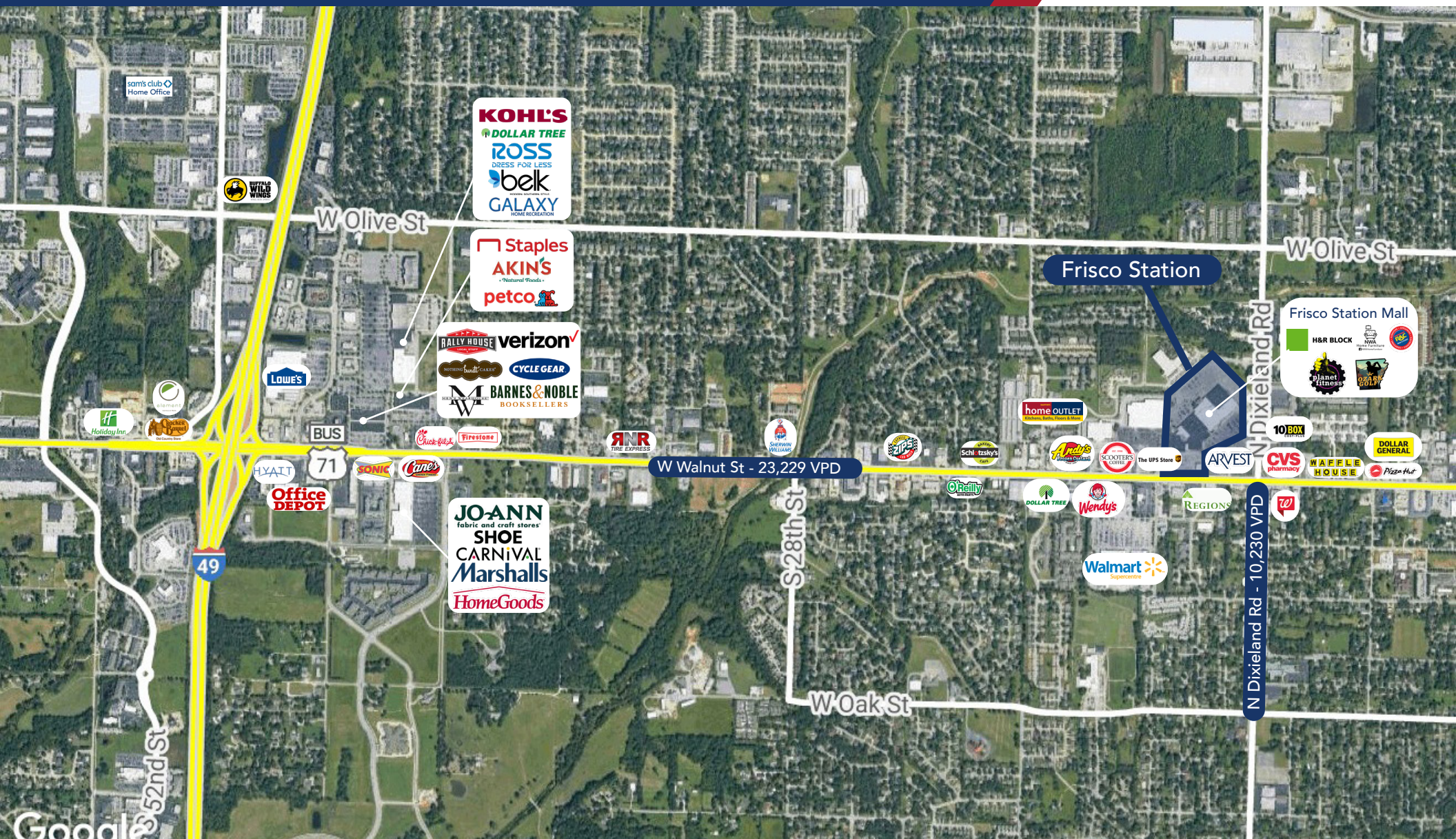
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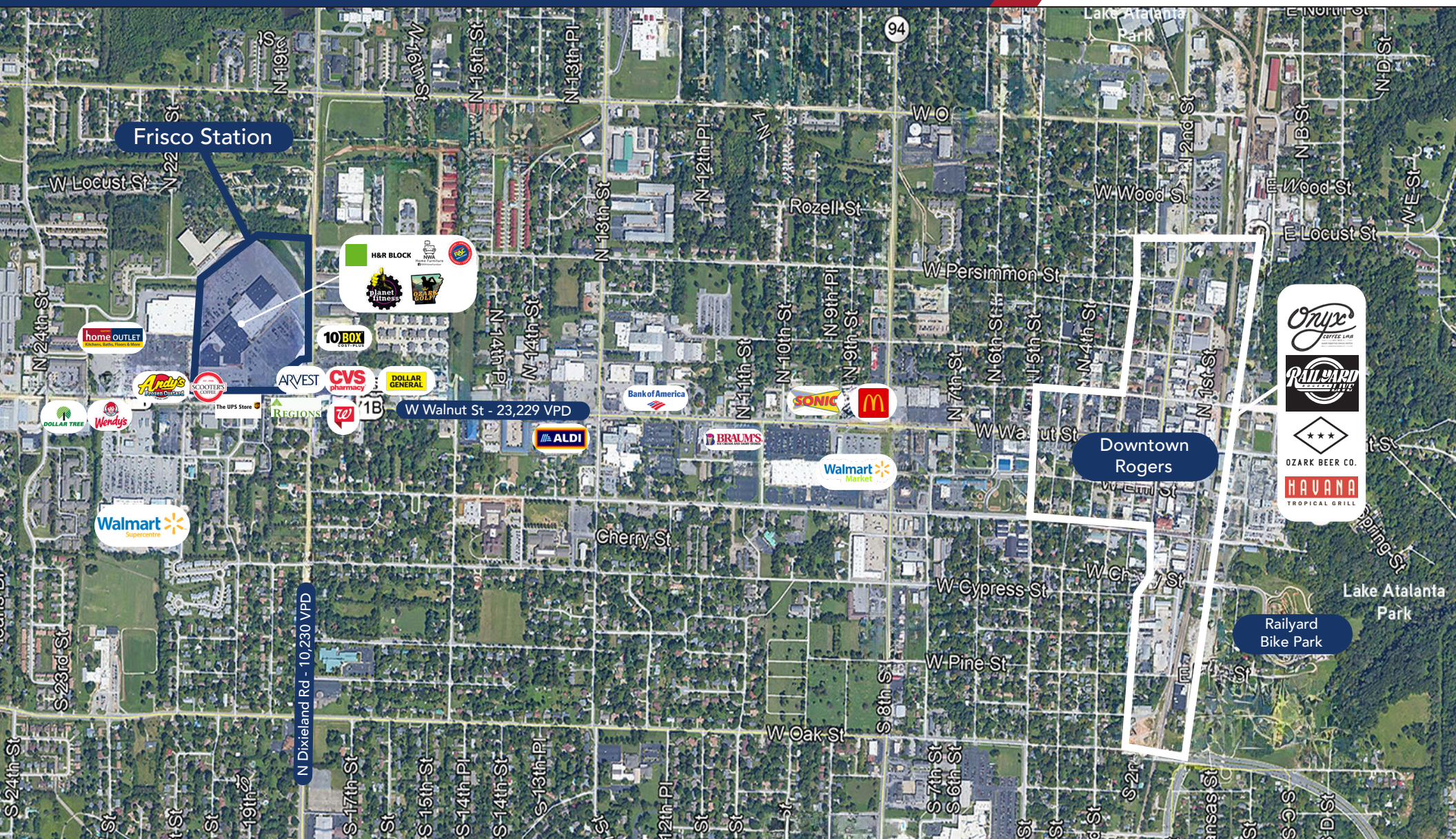
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Frisco Station

Downtown Rogers

Railyard Bike Park

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