



KINGSTON CENTRE PLAZA

4404 & 4408 W Walnut Street, Rogers, AR 72756



PROPERTY DESCRIPTION

Prime retail suite available for lease off W Walnut in Rogers, offering a prime location with excellent visibility and accessibility. Situated in the Kingston Centre, the property provides ample parking, prominent signage opportunities, and exposure to 31,000 VPD. Conveniently located just 0.2 miles from I-49, the major interstate system running through Northwest Arkansas, this space benefits from high traffic volume, ensuring maximum visibility and easy access for clients and patients.

PROPERTY HIGHLIGHTS

- Available Suites: 4404 W Walnut Suite 9 (+/-1,200 SF), 4408 W Walnut Suite 1&2 (+/- 3,275 SF), 4408 W Walnut Suite 9 (+/- 1,750 SF)
- Office/Medical Office and Retail Suites
- 31,000 VPD on W Walnut St
- NNN Lease

OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.50 SF/yr (NNN)
Available SF:	1,200 - 3,275 SF
Building Size:	43,120 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,171	21,737	49,812
Total Population	5,414	54,536	136,209
Average HH Income	\$101,973	\$103,752	\$123,357

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4404 W WALNUT SUITE 9 PHOTOS

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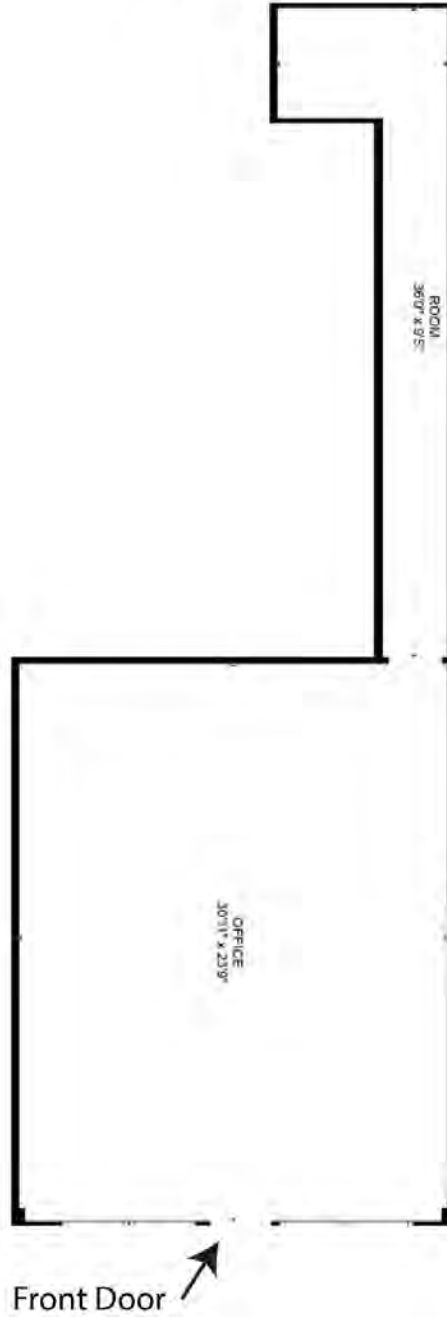
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4404 W WALNUT SUITE 9 FLOOR PLAN

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4404 W Walnut Suite 9 +/- 1,200 SF



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4408 W WALNUT SUITE 1&2 PHOTOS

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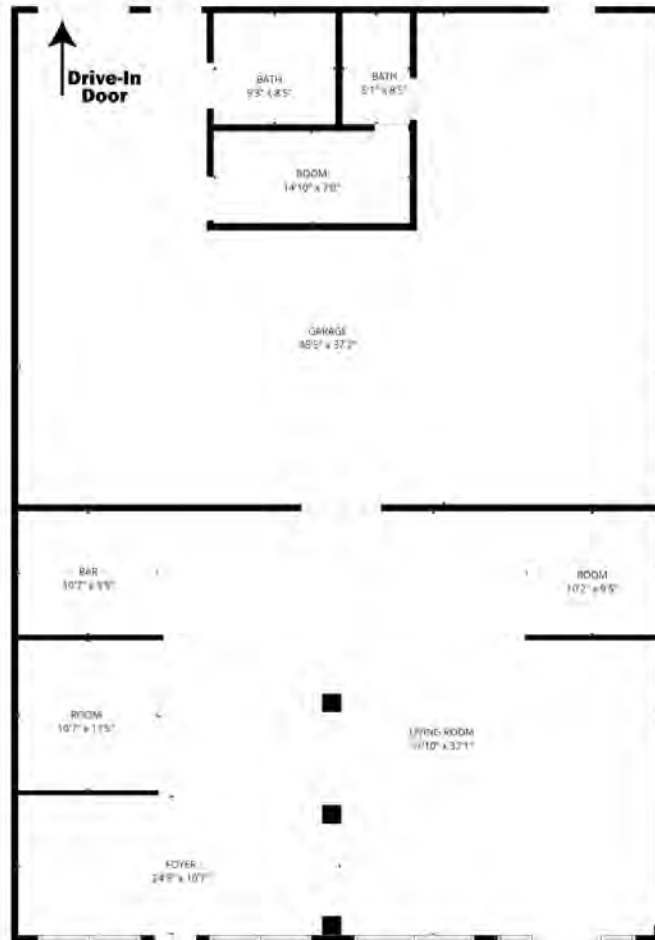
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4408 W WALNUT SUITE 1&2 FLOORPLAN

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4408 W Walnut Suite 1&2
+/- 3,275 SF

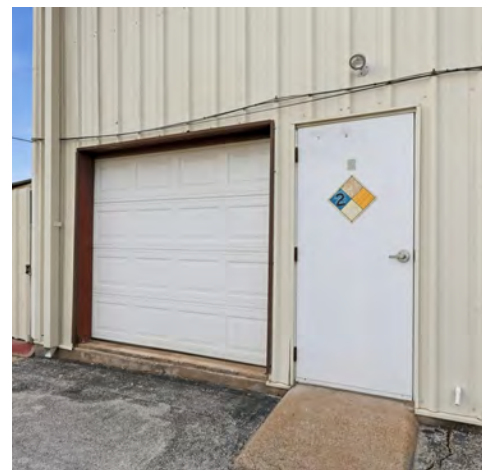
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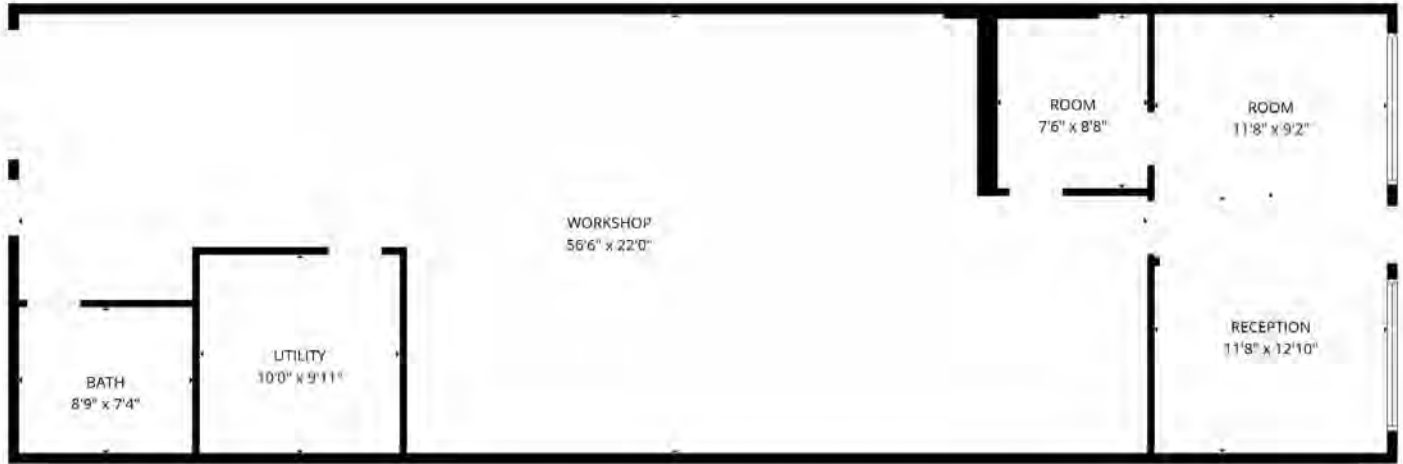
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4408 W WALNUT SUITE 9 FLOORPLAN

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4408 W Walnut Suite 9 +/- 1,750 SF

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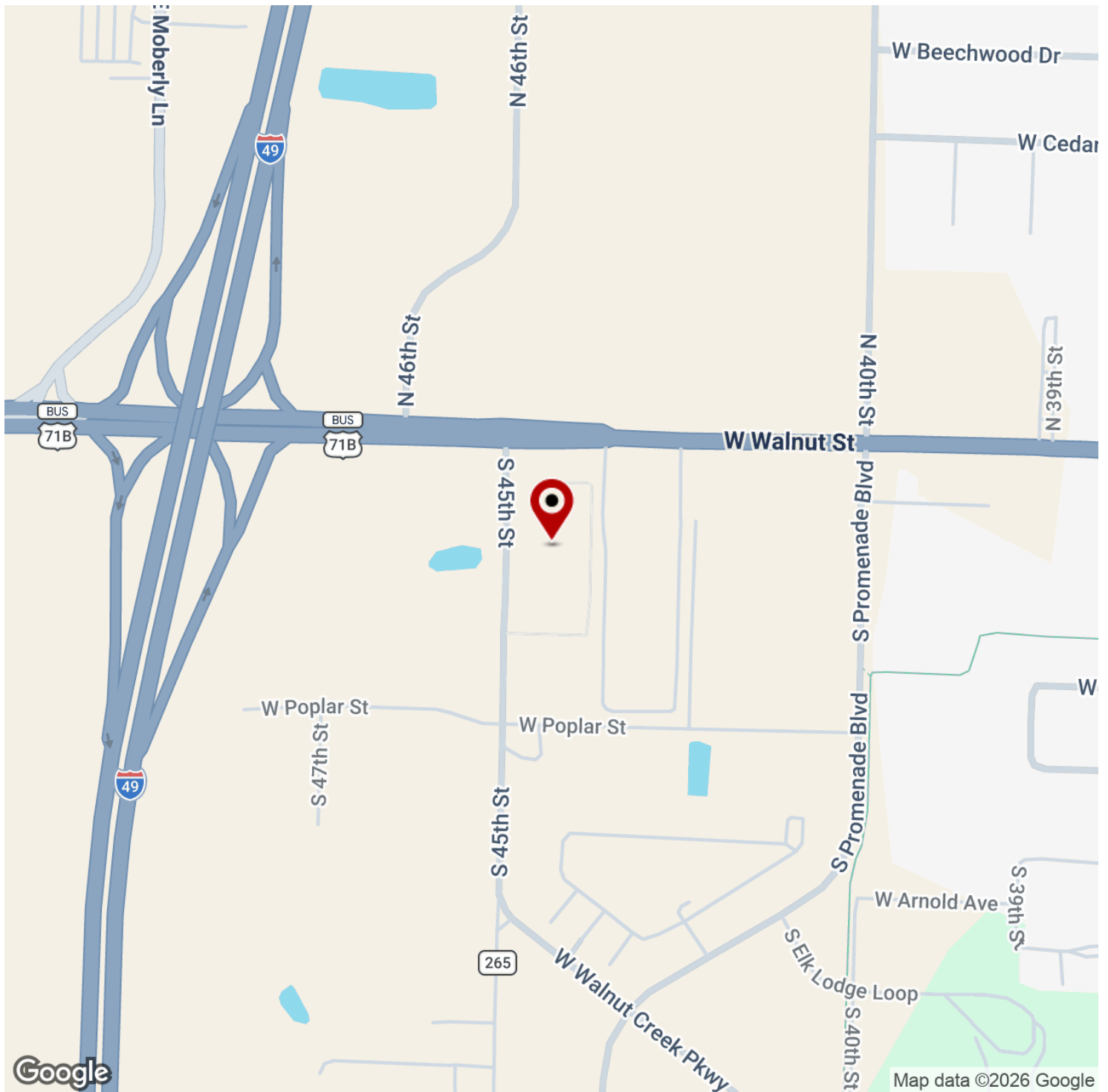
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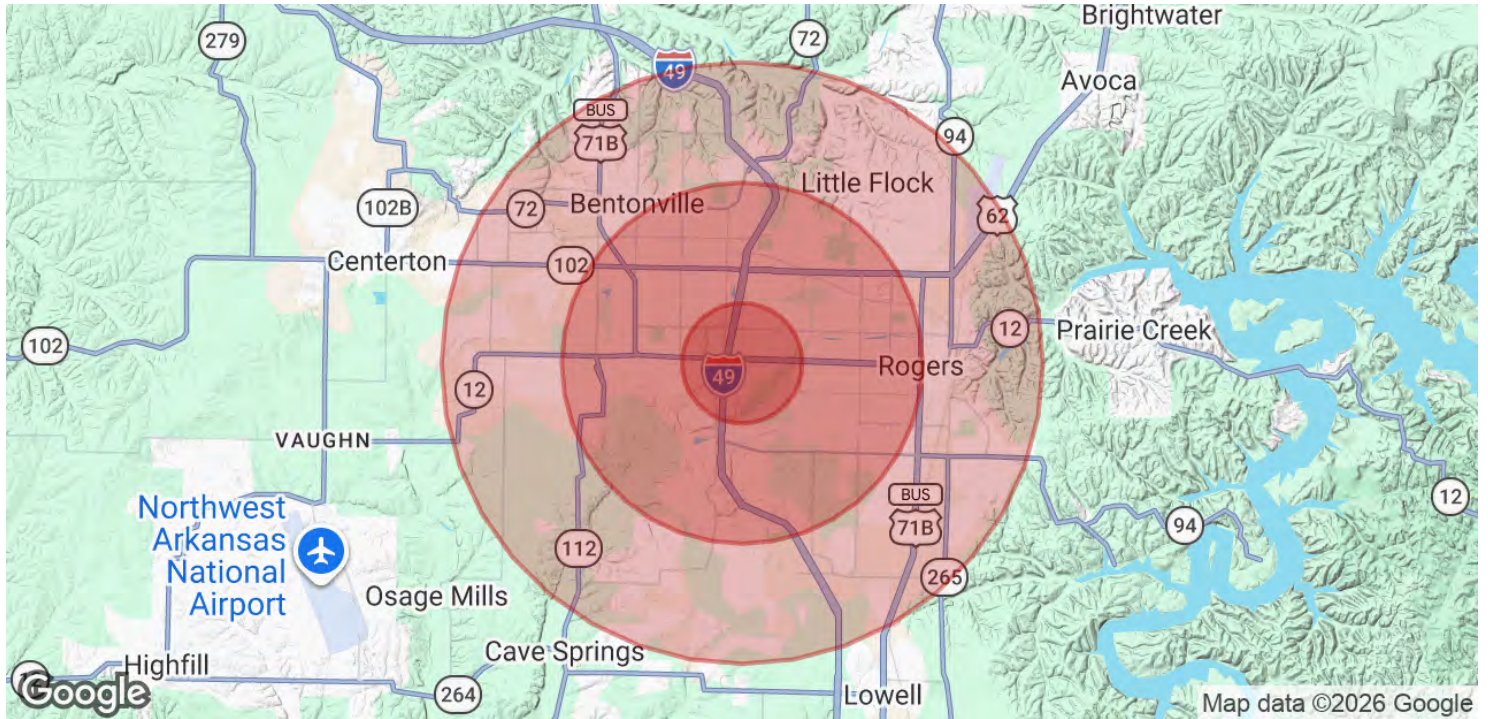
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,414	54,536	136,209
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	41	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,171	21,737	49,812
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$101,973	\$103,752	\$123,357
Average House Value	\$295,008	\$336,566	\$364,198

Demographics data derived from AlphaMap

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