

JUST LISTED!

HIGHLY VERSATILE PRIME COMMERCIAL SPACE LOCATED IN THE HEART OF BOOMING ROGERS, ARKANSAS!



YOUR
BUSINESS
HERE!

OVER 89,000 VPD!



OVER 29,000 VPD!
W. WALNUT STREET

KINGSTON
CENTRE

TENANTS INCLUDE



4404 W. WALNUT STREET - SUITES 9, 10 & 11

This is your opportunity to capture prime commercial space with unlimited potential in a thriving & popular strip center in a highly strategic location in one of the fastest growing market centers in the country, Rogers, Arkansas! Situated on one of the busiest roads in town, W. Walnut St., (+29K VPD) & close to an epicenter of local shopping activity; Kingston Centre offers a highly versatile location boasting abundant parking for all tenants & customers, great signage opportunities, as well as a large marquis sign on the property near the street that provides excellent marketing exposure for your growing business! Comprised of 3 contiguous suites, this rare offering is a well maintained & spacious 4,700 sqft gem, most recently used as a popular retail space, & features 3 HVAC Systems, 3 front & 2 back doors, & 2 bathrooms. The center is almost full, so the traffic flow & synergy offered to a new tenant is truly unparalleled! Space may also be divided and converted to get almost any business up & running quickly!



TIMOTHY SALMONSEN

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KW COMMERCIAL

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MLS # 1226869

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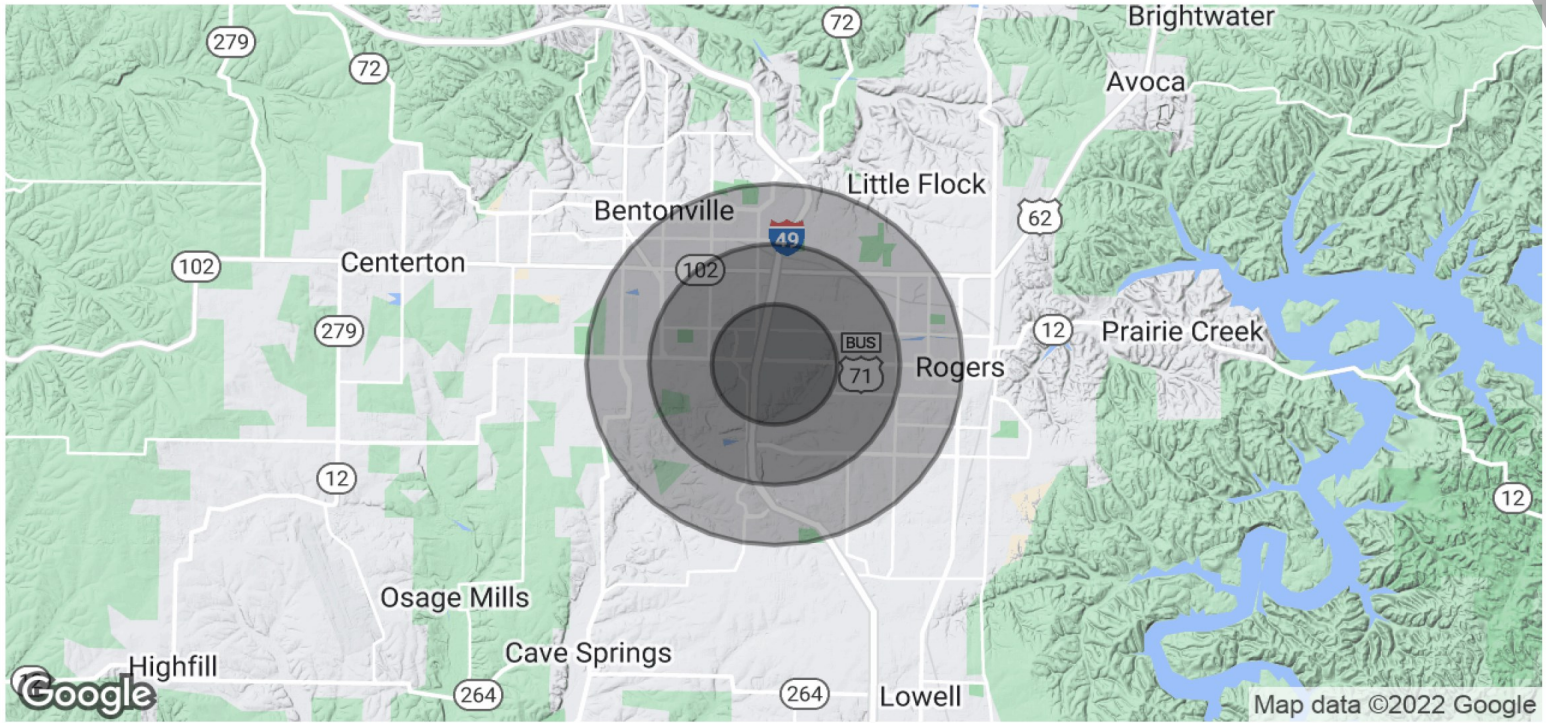
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,584	22,599	49,987
Average Age	36.8	34.3	33.7
Average Age (Male)	35.9	34.3	33.3
Average Age (Female)	39.1	35.3	35.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,485	9,629	21,095
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$78,235	\$76,168	\$84,037
Average House Value	\$195,060	\$198,741	\$221,380

** Demographic data derived from 2020 ACS - US Census*



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