

**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



## 4408 W. WALNUT STREET - SUITE 105

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, including a large marquis sign on the property near the street that provides excellent marketing exposure for your growing business! Suite 5 is a well maintained & spacious 4,200 sqft gem, most recently a popular local Italian restaurant, boasting a freshly painted exterior & ample seating for 150 guests! Space features its own dumpster & grease trap installed in back! The center is almost full, so the traffic flow & synergy offered to a new tenant is truly unparalleled! Act Now! This rare opportunity will not last long!



### TIMOTHY SALMONSEN

Executive Broker - Commercial Director

Office: 479.231.1355

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AR #EB00066512



**KW COMMERCIAL**

3501 NE 11th Street, Suite 5  
Bentonville, AR 72712

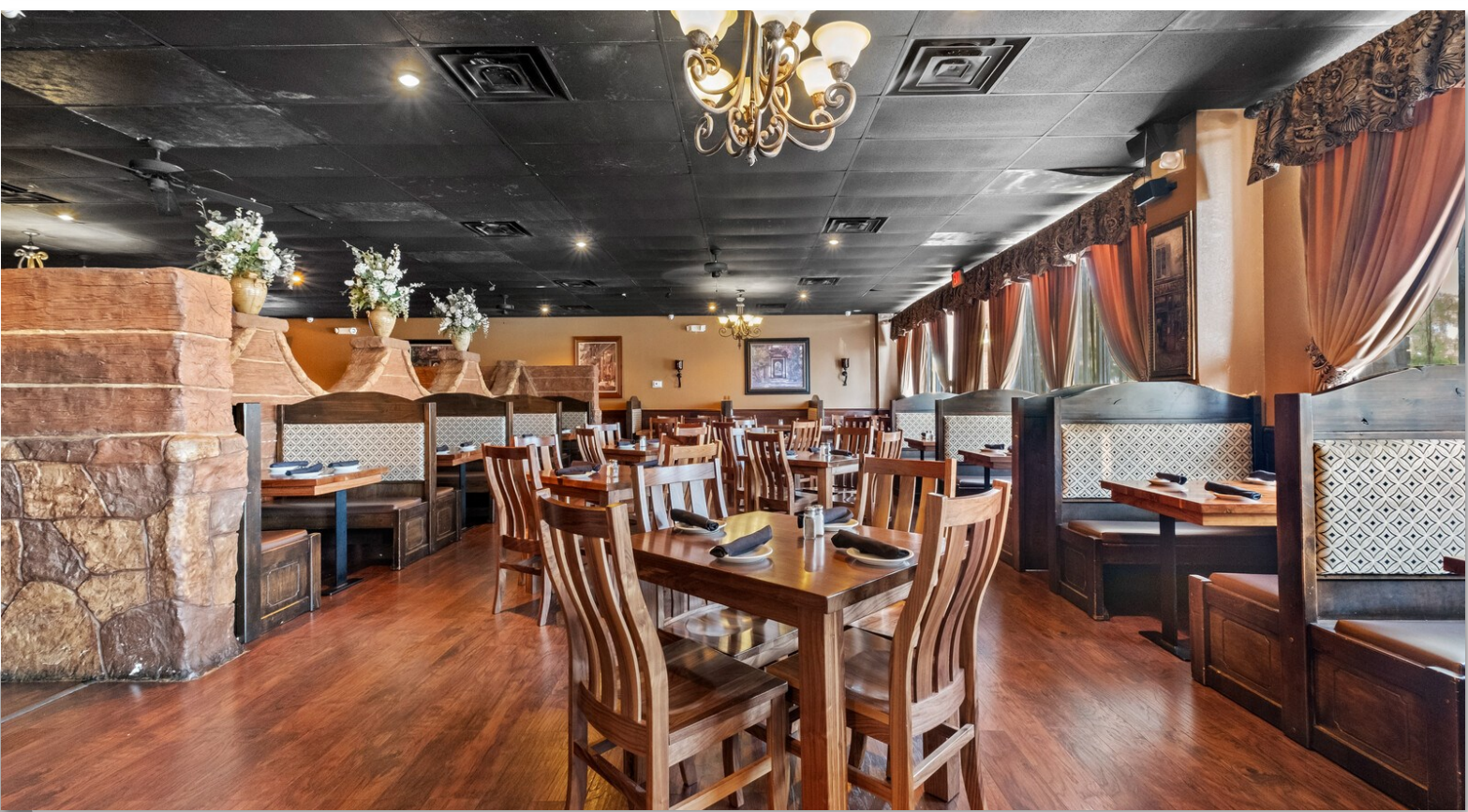
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MLS # 1226868



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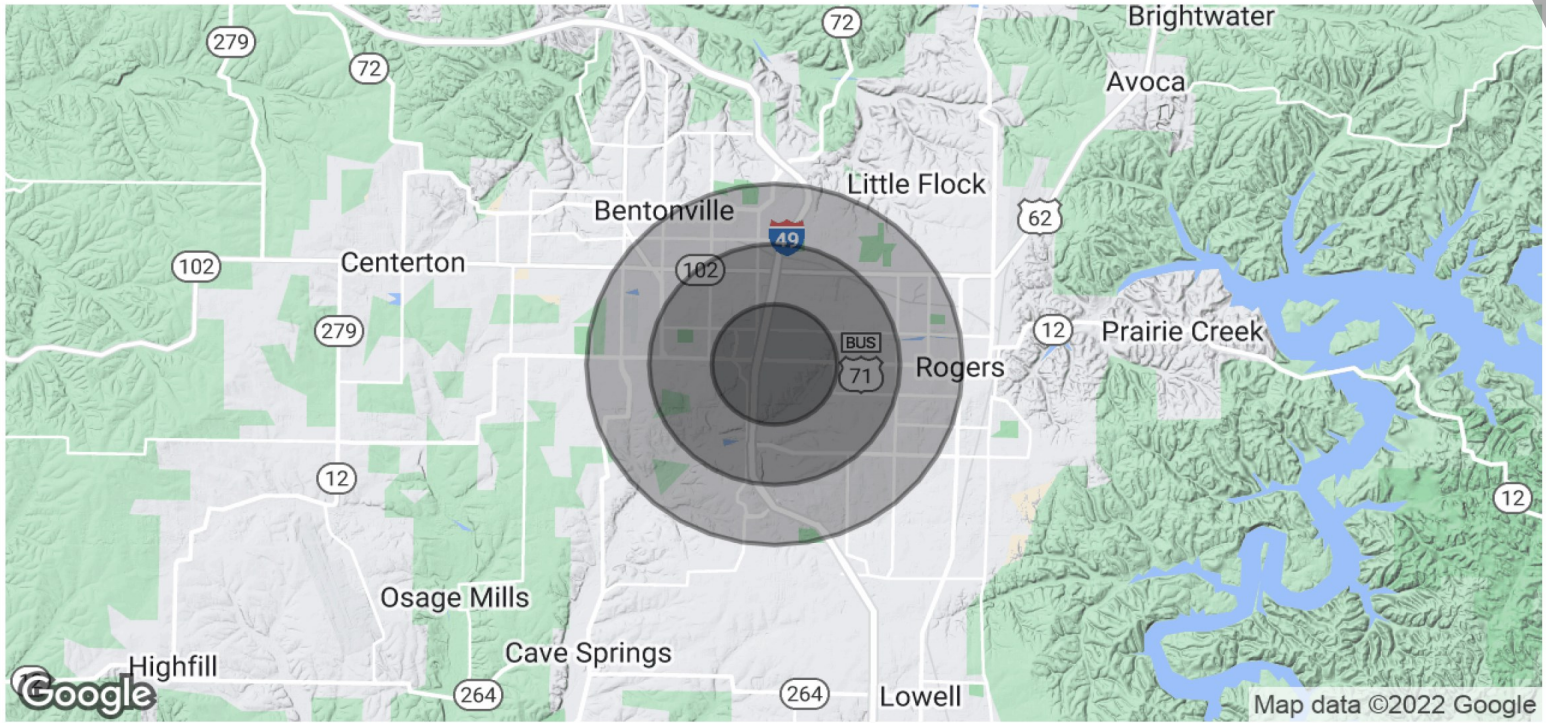
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,584	22,599	49,987
Average Age	36.8	34.3	33.7
Average Age (Male)	35.9	34.3	33.3
Average Age (Female)	39.1	35.3	35.6

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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