



3704 W WALNUT ST SUITES 105-106 - ROGERS, AR

OFFERING SUMMARY

Lease Rate:	Starting at \$28.00 SF/yr (NNN)
Available SF:	1,500 - 3,000 SF
Min Divisible:	1,500 SF

PROPERTY HIGHLIGHTS

- Brand new Osage Creek Plaza
- Shell space ready to be built out
- Great location - 27,000 CPD on W Walnut
- Ample parking with 55 spaces
- Ideal for retail, restaurant, or services

PROPERTY OVERVIEW

This beautifully designed center is located on busy W Walnut St and close to restaurants, retail, and entertainment. Easy access to the newly completed I-49 & Hwy 71B interchange. Prime location with high visibility.



STEVE FINEBERG
(479)271-4161
steve@arkrealestate.com

JASON KEELING
(479)530-5066
jason@arkrealestate.com





FINEBERG & ASSOCIATES

COMMERCIAL REAL ESTATE

(479) 271-4161

104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM

28,000 CPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,977	45,175	87,998
Median age	31.6	32.3	32.2
Median age (Male)	27.0	29.8	30.6
Median age (Female)	34.5	34.0	33.6
Total households	2,620	17,318	32,731
Total persons per HH	2.7	2.6	2.7
Average HH income	\$61,179	\$60,506	\$67,496
Average house value	\$134,146	\$176,752	\$229,246

STEVE FINEBERG
(479)271-4161
steve@arkrealestate.com

JASON KEELING
(479)530-5066
jason@arkrealestate.com

