

# 14528 E HIGHWAY 12

Rogers, AR 72756



## PROPERTY DESCRIPTION

+/- 6,320 SF restaurant/bar space for sale, located directly off of Hwy 12 in East Rogers! Space includes multiple dining/seating areas, two bars, private restrooms, manager's office, and the potential to have a drive-thru window. Also has a patio with two sets of double doors for customers to enjoy their meal outside during the warmer months. Property sits on +/- 1.20 acres, with plenty of room to expand in the back. Located just 1 mile from Prairie Creek Marina on Beaver Lake, which draws in thousands of visitors every year!

## PROPERTY HIGHLIGHTS

- +/- 6,320 SF
- Restaurant/Bar Space
- +/- 1.20 Acre Property
- 1 Mile/3 Minutes from Prairie Creek Marina

## OFFERING SUMMARY

Sale Price:	\$799,900
Lease Rate:	\$5.00 SF/yr (NNN)
Available SF:	6,320 SF
Lot Size:	1.2 Acres
Building Size:	6,320 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	452	4,224	17,785
Total Population	989	10,079	46,163
Average HH Income	\$101,883	\$85,563	\$70,288

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## TIMOTHY SALMONSEN

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712



**+/- 6,320 SF RESTAURANT/BAR SPACE FOR SALE & LEASE**

# 14528 E HIGHWAY 12

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## **TIMOTHY SALMONSEN**

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

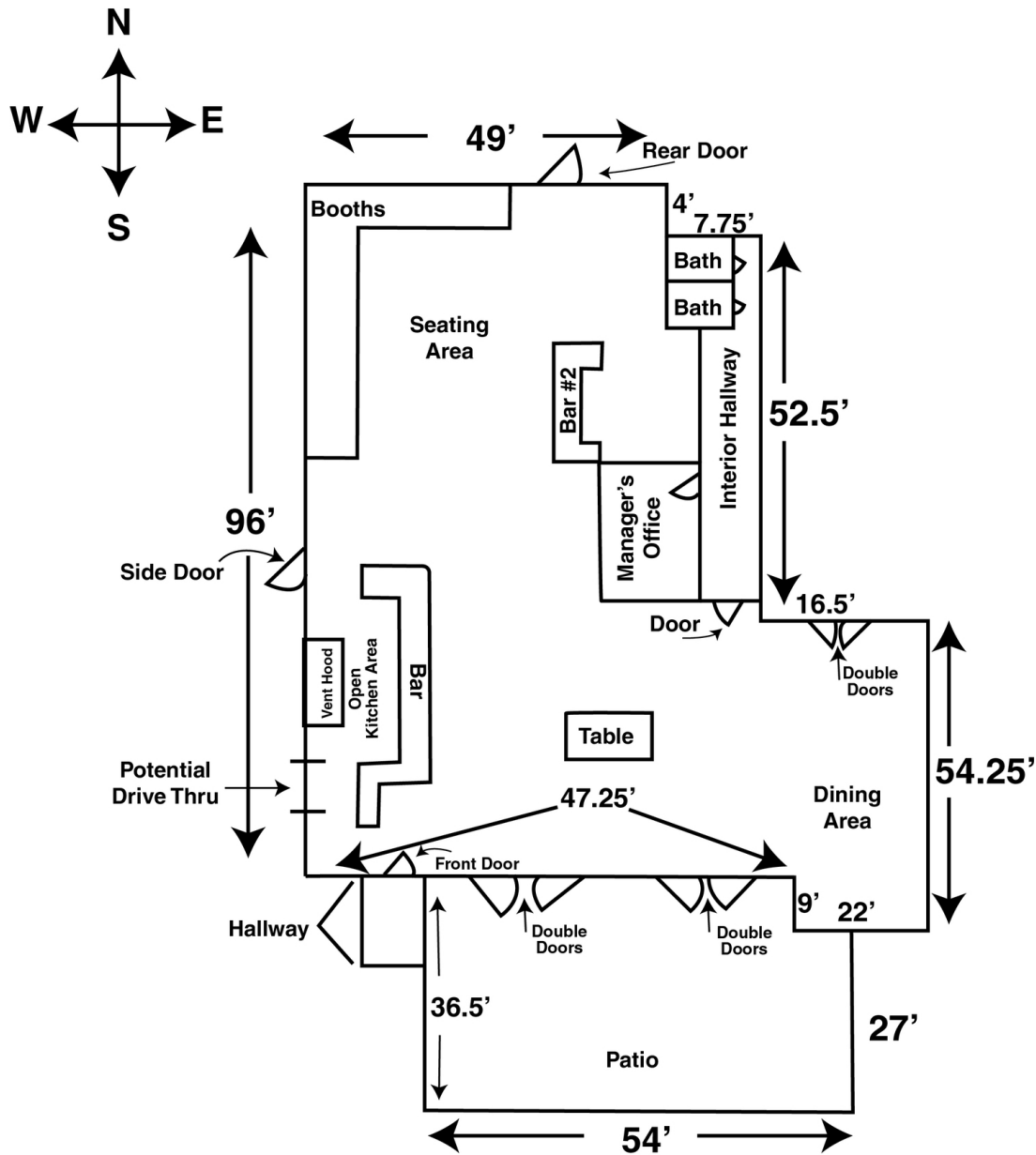
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

14528 E HIGHWAY 12

Rogers, AR 72756

**14528 Hwy 12 E, Rogers, AR**



**Hwy 12**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

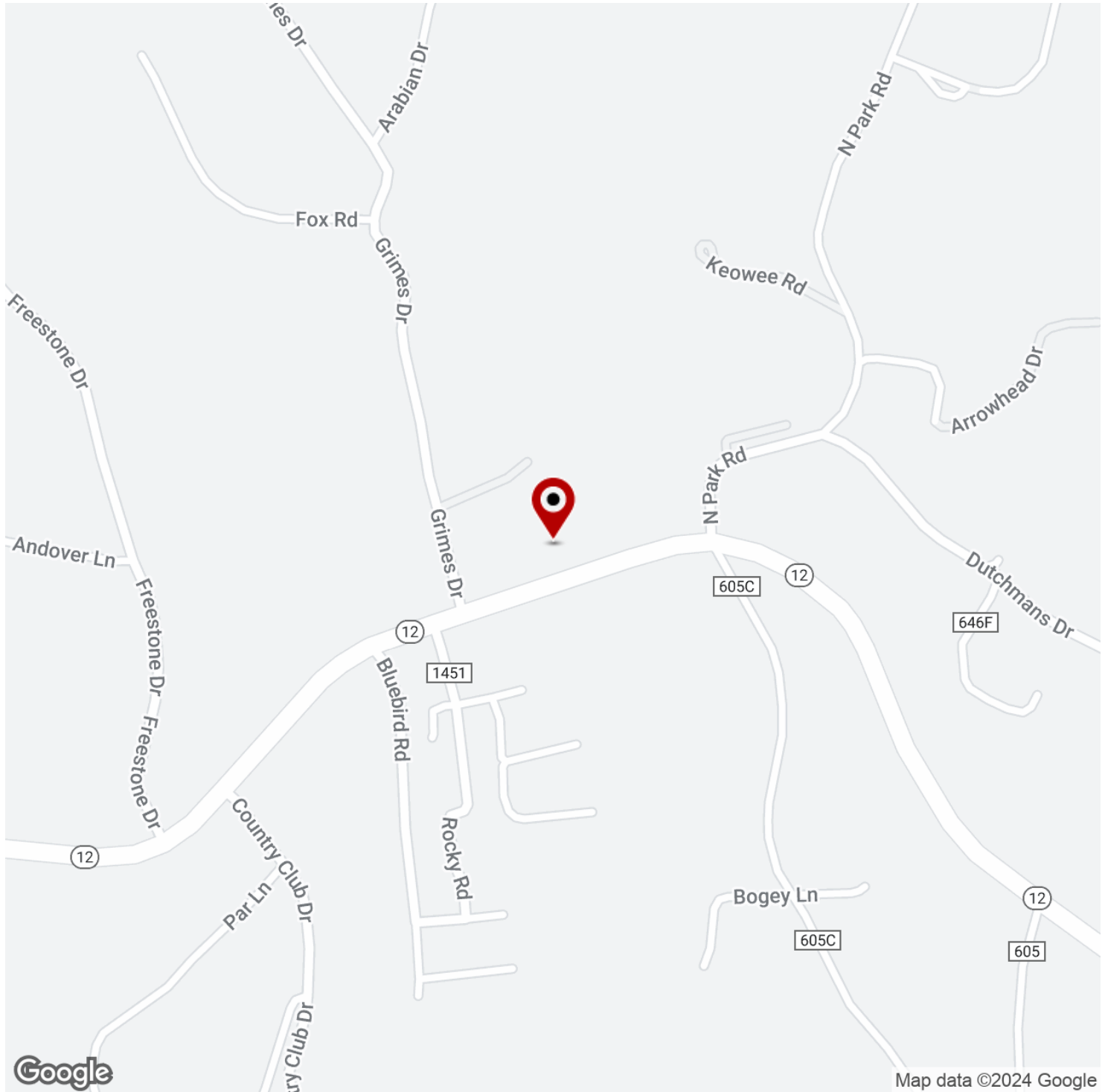
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712



**+/- 6,320 SF RESTAURANT/BAR SPACE FOR SALE & LEASE**

# 14528 E HIGHWAY 12

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

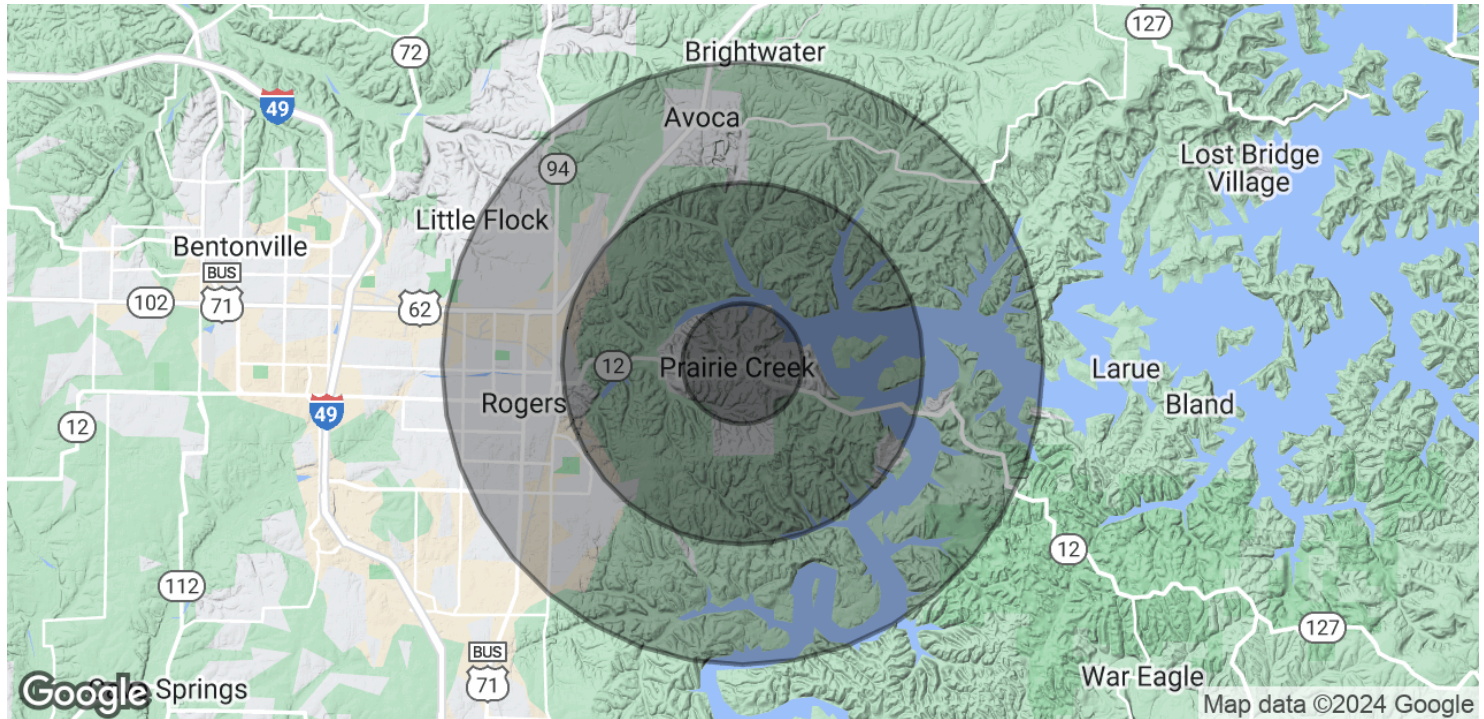
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](https://salmonsengroup.com)

**+/- 6,320 SF RESTAURANT/BAR SPACE FOR SALE & LEASE**

# 14528 E HIGHWAY 12

Rogers, AR 72756



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	989	10,079	46,163
Average Age	49.3	45.2	37.5
Average Age (Male)	45.7	44.3	36.8
Average Age (Female)	50.8	45.8	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	452	4,224	17,785
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$101,883	\$85,563	\$70,288
Average House Value	\$251,040	\$194,380	\$163,136

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](https://salmonsengroup.com)