

FOR SALE

W. WALNUT STREET

EXIT 85

80,000 VPD (2018)

S PROMENADE BL VD

W. POPLAR STREET

1.62 AC

W. POPLAR & S. PROMENADE, ROGERS, AR

1.62 acres in prime NWA location


Located between Pinnacle Hills Promenade and Scottsdale Shopping Center, Northwest Arkansas' premier shopping destinations. Across the street from Turtle Creek Trail system, with quick access to I-49 Exit 86.

 **\$1,400,000**

 Flat/level land with utilities on-site

 Zoned C-2 Commercial

 Quick and easy access to I-49 Exit 86, nearby overpasses link east and west sides of interstate

 Short drive to surrounding amenities, including Lowe's, The Home Depot, Northwest Health, Mercy Hospital, numerous shops, hotels, and restaurants

 Ideal location for drive-through food service, coffee shop, retail, or medical office

Blake Hopper, CPM
AGENT

5309 W. VILLAGE PKWY | SUITE 2
ROGERS, AR 72758
P. 479-464-4292
C. 479-644-0921

blakehopper@devereuxREI.com



Devereux
Real Estate Investments



- NEARBY BUSINESSES**
- TOYOTA
 - LOWE'S
 - THE HOME DEPOT
 - VILLAGE ON THE CREEKS
 - PINNACLE PROMENADE
 - PINNACLE HILLS
 - SCOTTSDALE SHOPPING CENTER
 - HOMEGOODS
 - MARSHALS
 - SHOE CARNIVAL
 - JO-ANN
 - STEINMART
 - AT&T
 - NUMEROUS HOTELS & RESTAURANTS
 - MALCO THEATER
 - AND MUCH, MUCH MORE

W. POPLAR & S. PROMENADE, ROGERS, AR

Area Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| ▶ Population (2019) | 4,948 | 51,737 | 122,386 |
| ▶ Projected Population (2024) | 5,577 | 58,109 | 139,157 |
| ▶ Average Household Income (2019) | \$103,525 | \$89,519 | \$95,777 |
| ▶ Proj. Average Household Income (2024) | \$114,988 | \$100,763 | \$107,798 |
| ▶ Households (2019) | 2,281 | 19,857 | 44,140 |

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