

1.35 ACRES
FOR SALE

SALES CONTACT
MICHAEL THUM
214.675.7676
mthum@theretailconnection.net

MANAGING BROKER
TED GILDEA
617.369.5914
tgildea@atlanticretail.com

PROJECT HIGHLIGHTS

- Lowe's outparcel available, 1.35 AC
- Located along Rogers' main retail corridor near Big Lots, Office Depot, Kohl's, Belk, and Marshalls
- Prime location in a highly desirable and affluent area of Rogers experiencing major growth
- Excellent visibility and access along I-49
- Strong traffic counts on I-49, 89,000 ADT



DEMOGRAPHICS

TOTAL HOUSEHOLDS

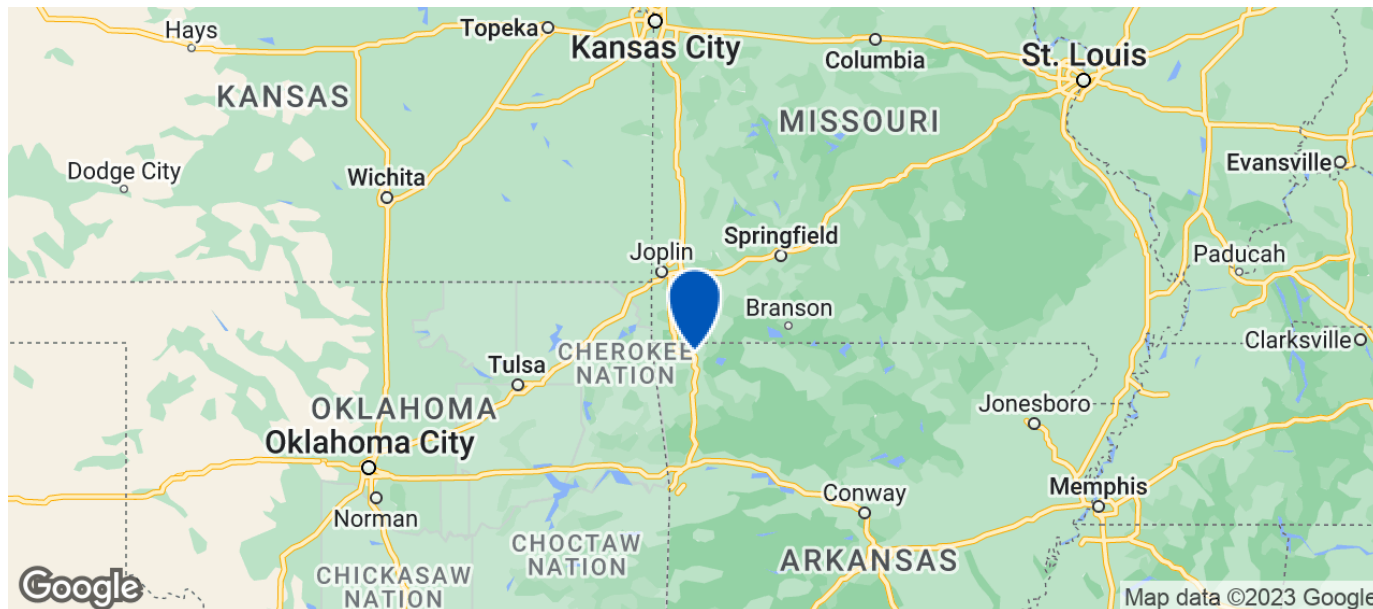
3 MILES	5 MILES	7 MILES
21,988	49,706	63,004

TOTAL POPULATION

3 MILES	5 MILES	7 MILES
54,993	135,669	174,797

AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$100,524	\$116,802	\$116,392



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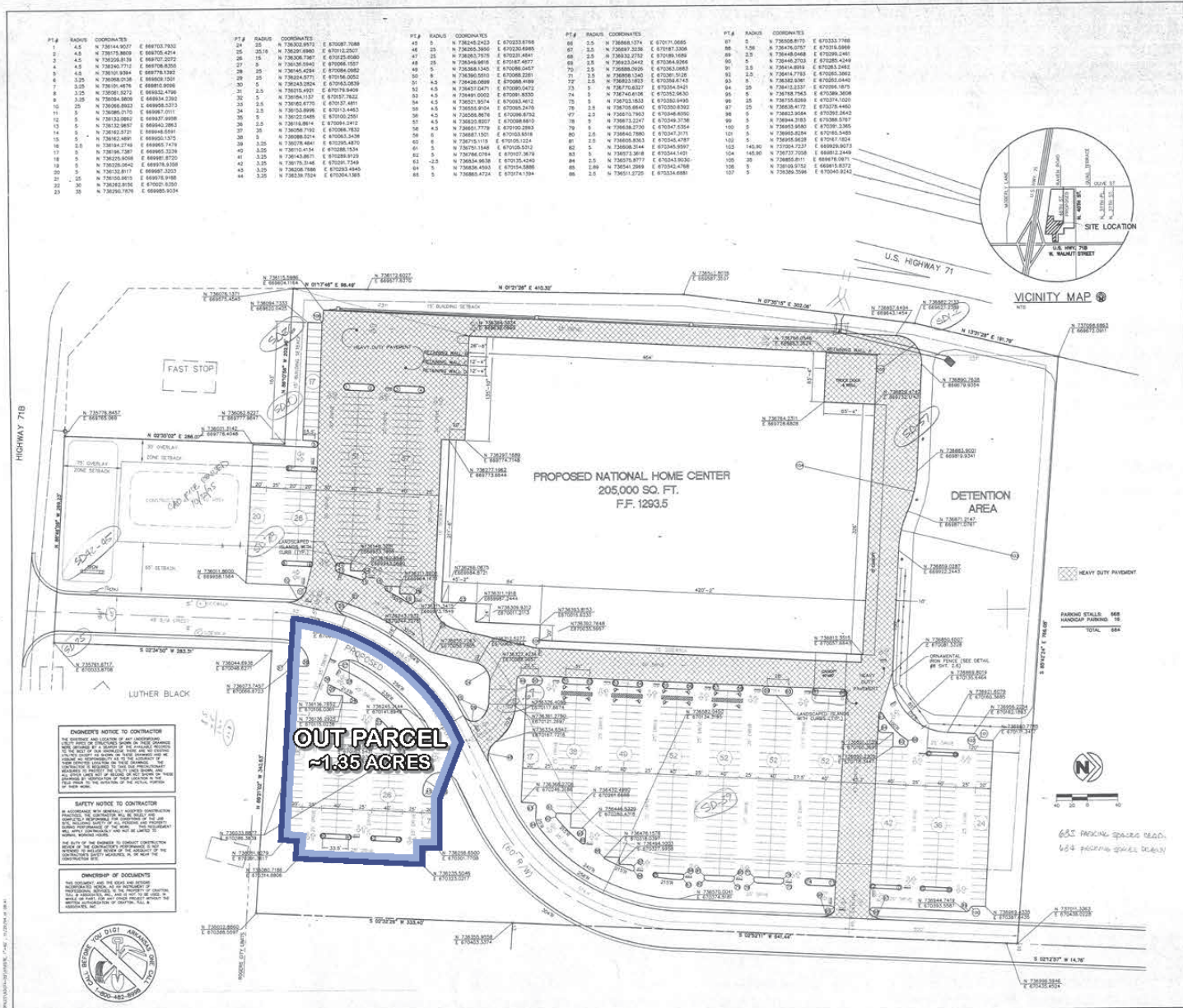
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ENGINEER'S NOTICE TO CONTRACTOR
THE ENGINEER HAS REVIEWED THE PROPOSED CONSTRUCTION AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ROGERS, ARKANSAS, ORDINANCES AND REGULATIONS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH ARKANSAS MOTOR VEHICLE STATUTES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OWNER'S NOTICE TO CONTRACTOR
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Crafton, Tull & Associates, Inc.
Architects & Engineers
Rogers, Arkansas 72758

National
HOME CENTERS, INC.

300 N. 46th ST.
ROGERS, ARKANSAS

2.1

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