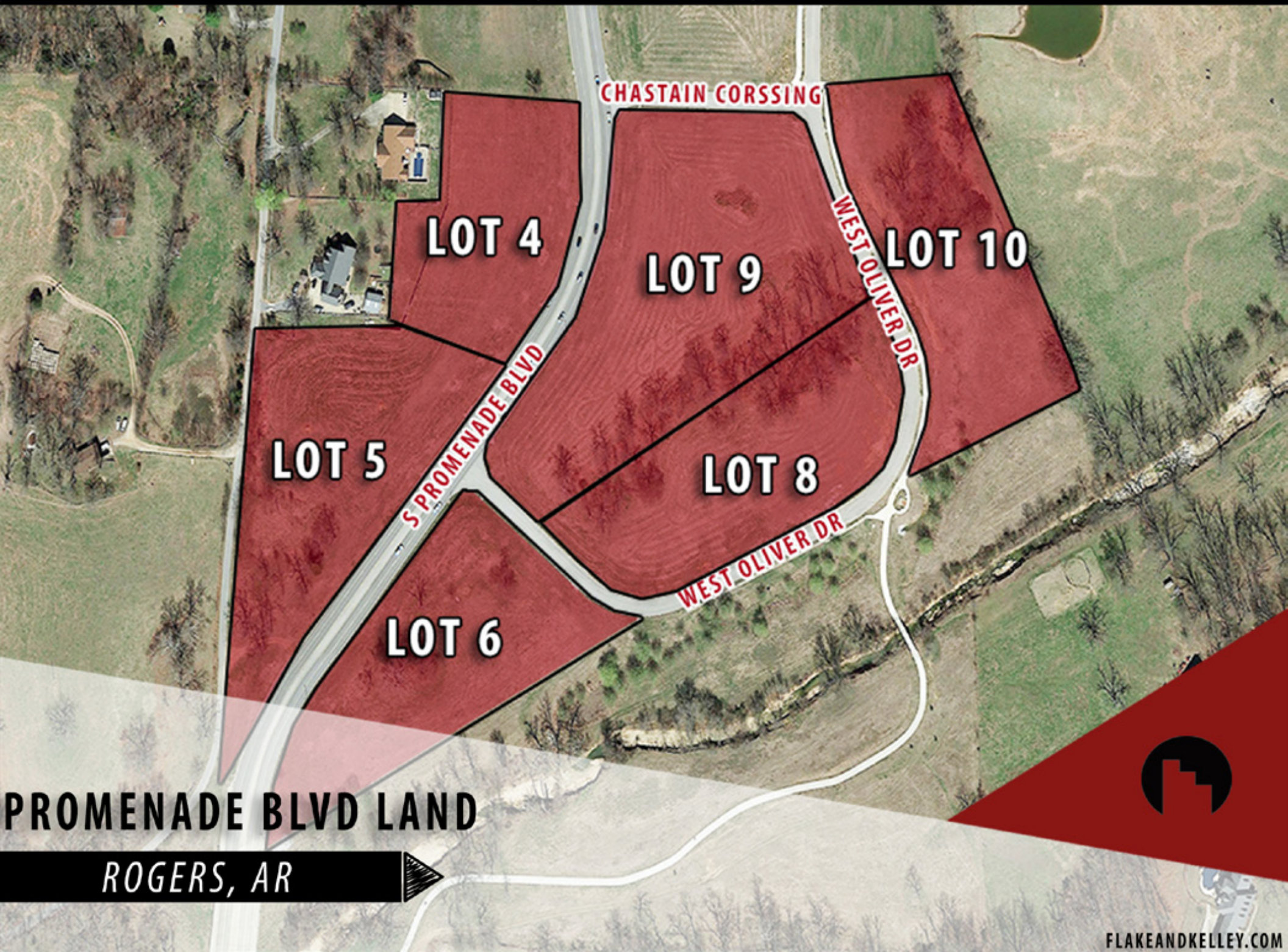


◀ LAND FOR SALE ▶



PROMENADE BLVD LAND

ROGERS, AR

PROMENADE BLVD LAND

SITE AERIAL



PROMENADE BLVD LAND



SITES AERIAL





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NEW APARTMENT
DEVELOPMENT

NEW SKILLED
NURSING FACILITY

W CHASTAIN CORSSING

S PROMENADE BLVD

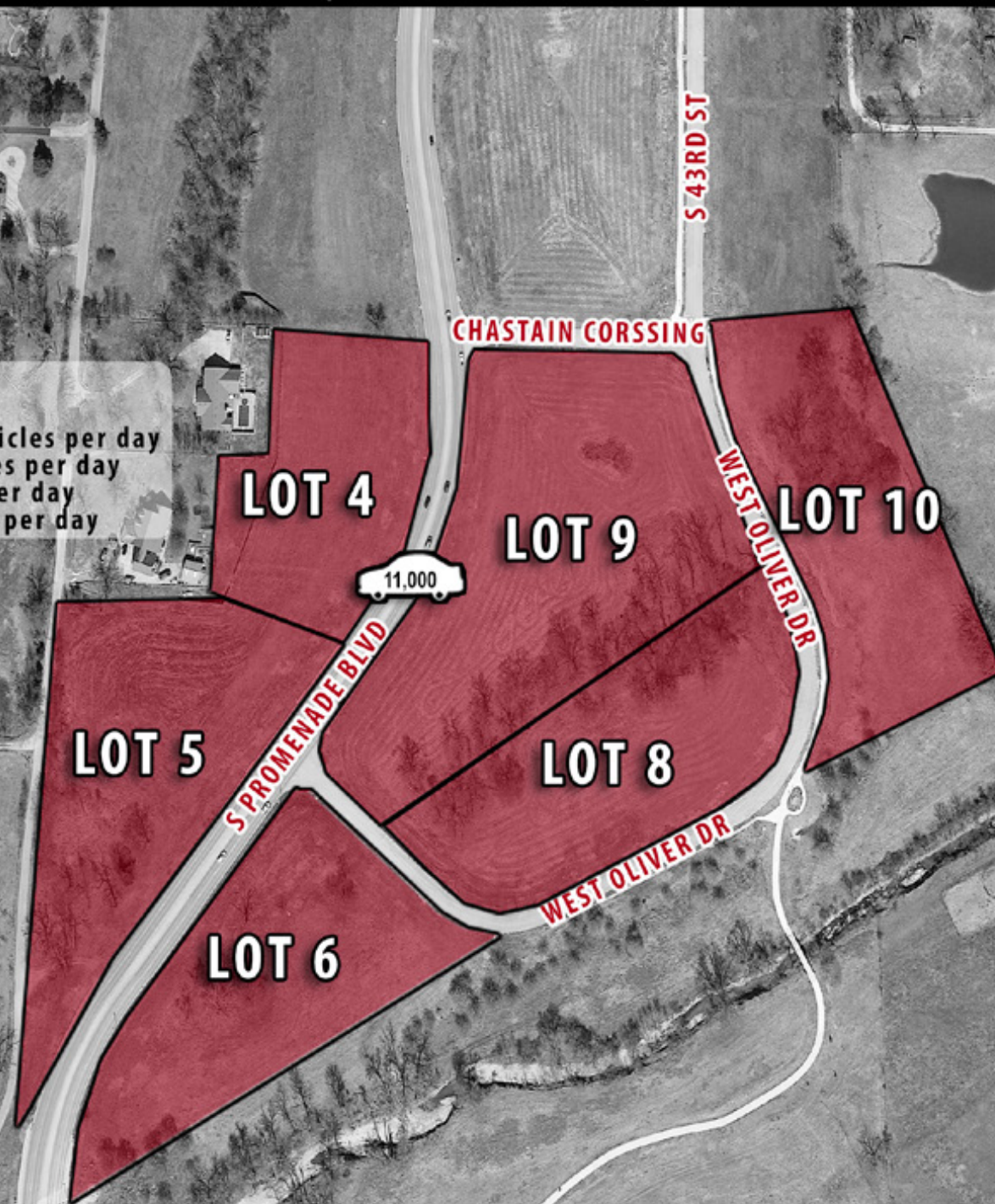
W OLIVER DR



TRAFFIC COUNTS

TRAFFIC COUNTS

PROMENADE BLVD | 11,000 vehicles per day
INTERSTATE 49 | 80,000 vehicles per day
WALNUT ST | 28,000 vehicles per day
NEW HOPE RD | 30,000 vehicles per day



» Excellent access to I-49 from New Hope Rd & Walnut St.

ROGERS, AR◀◀

Rogers Arkansas is a unique place to experience the cutting-edge along with the nostalgic. Bustling shopping lives harmoniously adjacent to gorgeous scenery and historic sites. The area may be one of the fastest growing places in the nation, but the heart and soul of small town America is alive and well here. You'll discover museums, art galleries, shopping, and dining amid architectural and historical treasures all just a stone's throw from fishing, biking, water sports, hiking, camping, boating, and breathtaking vistas of nearby Beaver Lake nestled high in the Ozark Mountains.

▶ WEST OLIVER DRIVE | SITE DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION:	45,795	97,678	195,650
ESTIMATED HH:	18,902	39,087	51,689
AVG HH INCOME:	\$80,558	\$82,640	\$85,698

»» *Ideal for office or retail, utilities on site.*

FLAKE & KELLEY

C O M M E R C I A L

Locally owned and operated, the agents at Flake & Kelley have a deep understanding of Arkansas' commercial real estate market. We use this knowledge and experience to help our clients realize their real estate goals. Our award-winning team is comprised of experienced advisors in office, retail, investment, industrial, and leasing.

▶ THE TEAM



PHILIP SCHMIDT

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pschmidt@flakeandkelley.com



Philip has closed numerous transactions with national clients such as Aldi Grocery and Whataburger, he has provided local representation for Morgan Stanley, Sun Products Corporation, and Pfizer for the national Cushman Wakefield office and has provided assistance in relocation and renewal for these tenants. Philip has also represented numerous buyers and sellers in land transactions and investment property with over 20 active listings in this department. He has represented numerous banks in sold assets including Iberia Bank and Bank of Oklahoma. Philip can assist in facilitating any commercial transaction.