

SCOTTSDALE CENTER



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W WALNUT ST & N 46TH ST | ROGERS, AR

FLAKE & KELLEY

C O M M E R C I A L

BROKERAGE & LEASING • RETAIL, TENANT AND LANDLORD REPRESENTATION • PROPERTY MANAGEMENT
INVESTMENT SALES • DEVELOPMENT MANAGEMENT • CONSULTING SERVICES

4100 CORPORATE CENTER DRIVE • SUITE 101 • SPRINGDALE, AR • 479.443.8002

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SITE OVERVIEW

AVAILABLE

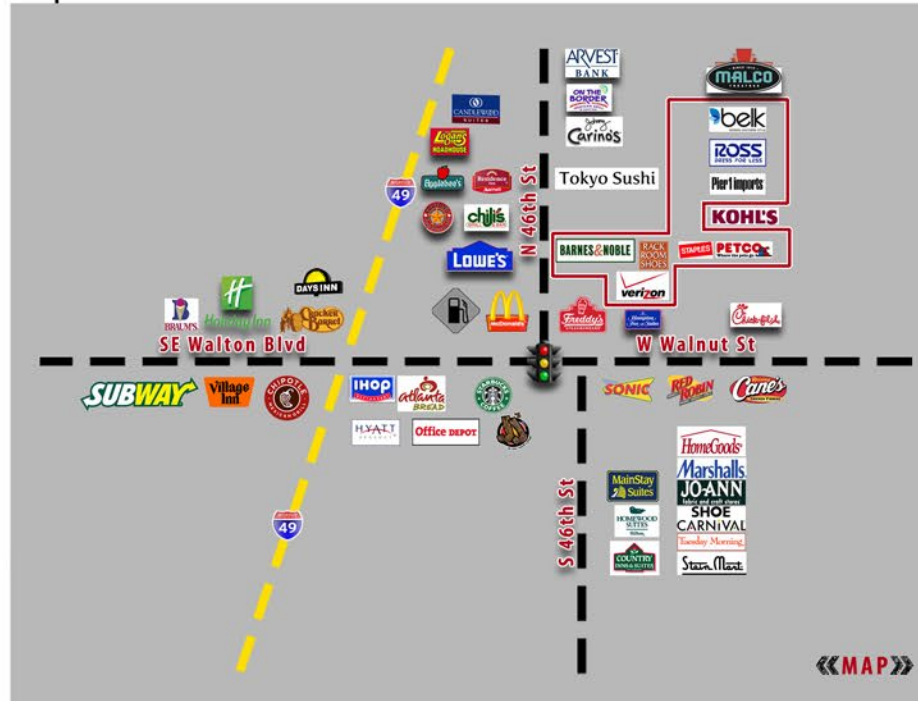
263 N 46th St - 3,139 SF
 269 N 46th St - 5,977 SF
 273 N 46th St - 4,632 SF
 275 N 46th St - 6,552 SF - Shell Space
 277 N 46th St - 5,000 SF
 297 N 46th St - 5,952 SF
 559 N 46th St - 16,298 SF
 4405 W Walnut St - 5,952 SF - Shell Space
 4413 W Walnut St - 5,952 SF

LEASE PRICE

Negotiable

HIGHLIGHTS

- Five separate buildings
- Destination anchor tenants
- High traffic counts
- Easy access from I-49
- 4 miles from Walmart Corporate Office



PHOTOS

BUILDING 1



BUILDING 2



BUILDING 3



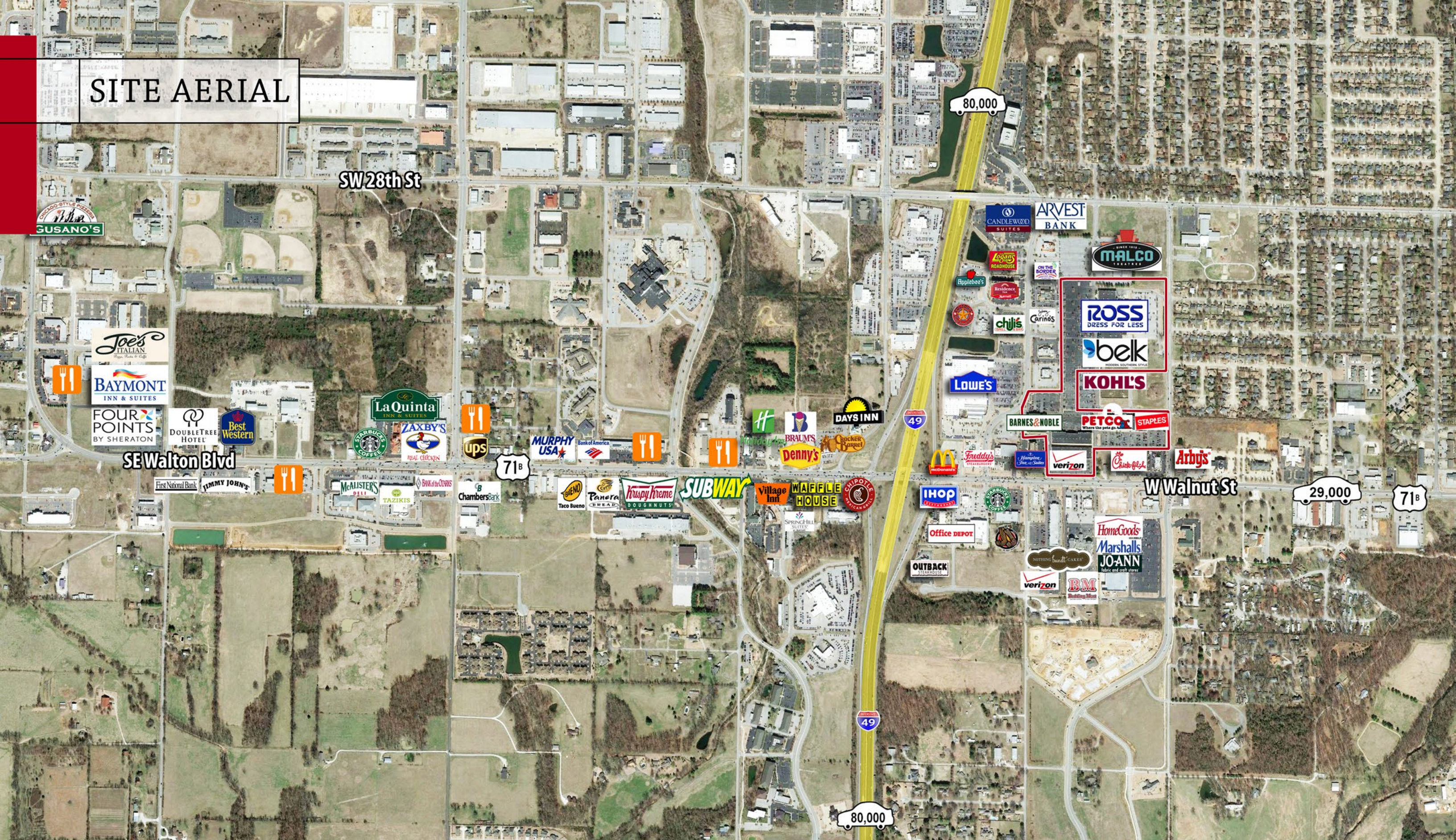
BUILDING 4



BUILDING 5



SITE AERIAL



2018 DEMOS

3 MILES
POPULATION
— 50,802

AVERAGE HH INC.
\$79,106
TOTAL HH | 19,491

10 MILES
POPULATION
— 213,406

AVERAGE HH INC.
\$87,458
TOTAL HH | 77,755

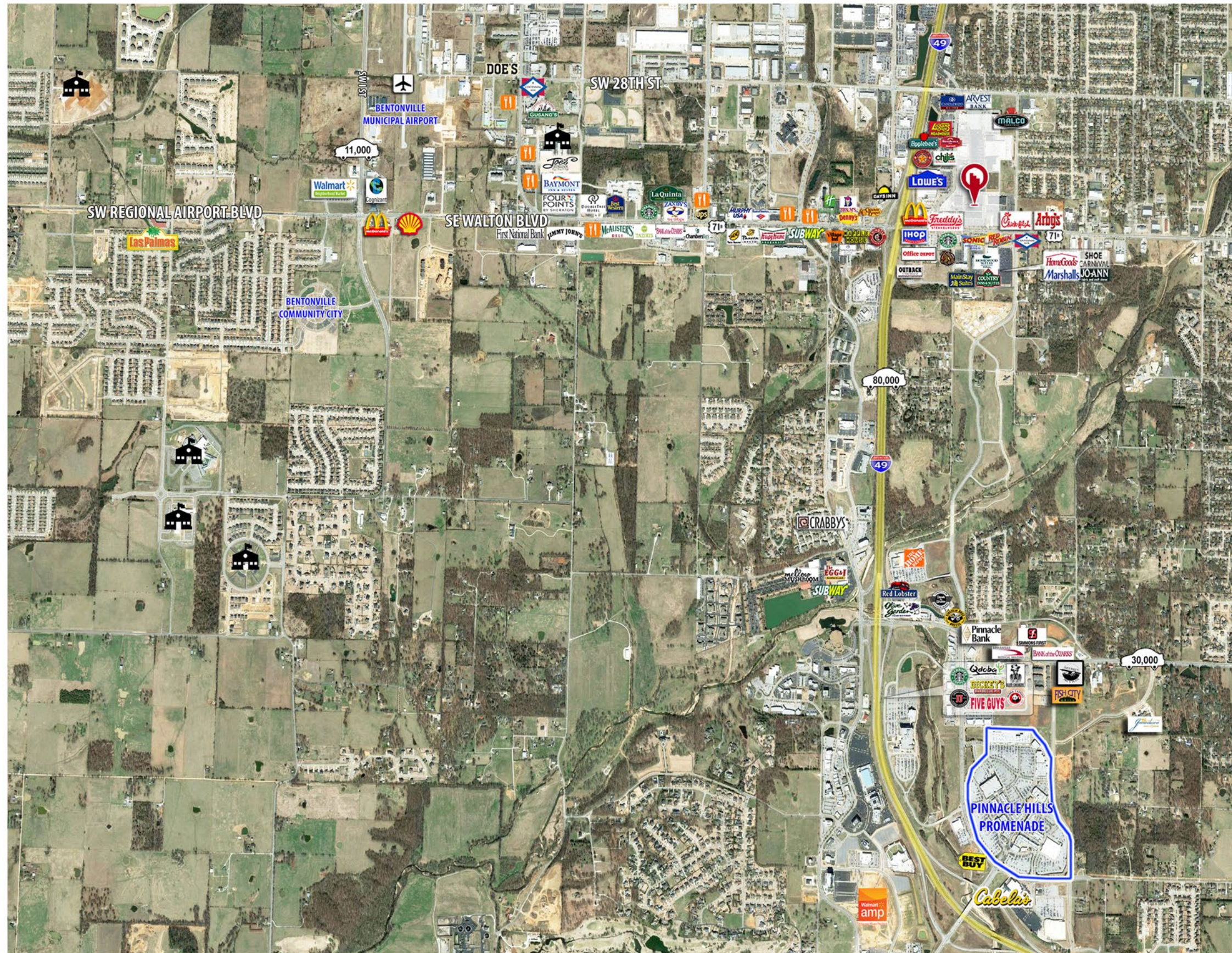
5 MILES
POPULATION
— 121,292

AVERAGE HH INC.
\$90,215
TOTAL HH | 43,865

Rogers, AR is home to where new shops and restaurants live alongside gorgeous natural scenery, well-worn trails and historic sites. Rogers, AR is one of the fastest-growing places in the nation. Rogers was also the location of the first Walmart store, whose corporate headquarters is located in neighboring Bentonville.



AERIAL



MATTHEW DEARNLEY

MANAGING PARTNER



CELL: 479.236.0228

DIRECT: 479.695.8267

MDEARNLEY@FLAKEANDKELLEY.COM

Matthew Dearnley is the Managing Partner of Flake & Kelley Northwest, LLC, as well as Managing Partner of over 340,000 square feet of retail and office space in Northwest Arkansas. He is one of the co-founding members of our Northwest Arkansas location.

Matthew has been with Flake & Kelley Northwest since its inception, practicing real estate for the past 16 years since getting his MBA at University of Miami, with specializations in finance and investments. He has personally overseen management growth of 125% during that time. All told, Matthew has brokered over \$450,000,000 in transactions working with investors, banks on OREO properties, special servicers of assets and other clients. He has helped with the turnaround of several high profile large projects throughout Northwest Arkansas. Matthew has served on the Board of the Salvation Army for the past 15 years and is a former Chairman of the Board. He is an active member at St. Joseph Catholic Church, has volunteered and coached youth baseball and basketball teams, and is a proud husband and father of three children and two dogs.

JESSICA DEARNLEY, CFA, CPA, CCIM

PRINCIPAL BROKER | PARTNER | VICE PRESEIDENT



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DIRECT: 479.695.8261

JDEARNLEY@FLAKEANDKELLEY.COM

In addition to having significant experience in office and retail landlord representation, principal broker and partner, Jessica Flake Dearnley is held to a greater ethical and fiduciary duty with Chartered Financial Analyst (CFA) and Certified Public Accountant (CPA) designations. She takes pride in providing financial and leasing advice and reports to her clients on a regular basis. Her background includes experience in asset management and valuations as well as credit analysis. Jessica is highly involved in education in the community. She is a board member of the St. Joseph Catholic School where she also serves on the finance committee, in addition to serving as a member of the Haas Hall Charter School Development Committee.



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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FLAKE & KELLEY
COMMERCIAL

FLAKE & KELLEY

WHO WE ARE

Flake & Kelley is a results-driven commercial real estate firm headquartered in Little Rock, Arkansas. We represent numerous property owners and investors and take pride in maintaining long-term relationships with our clients, with an average length of management at nine years. Our efficiency, reliability and resourcefulness allow us to provide our customers with a competitive advantage.

HISTORY

Founded in 1979 by John Flake, (Hank Kelley joined as partner in 1984) the real estate firm has built their management portfolio and brokerage clients over the past four decades.

Now in our 39th year, Flake & Kelley has over 50 associates and a representative client base that is second to none. We are proud to be recognized as the premier full-service commercial real estate firm in Arkansas.

FLAKE & KELLEY TODAY

Our management portfolio currently ranges from single tenant net-leased retail property to our largest property – the Simmons Tower. We also now have over 30 years of experience in tenant representation.

Flake & Kelley serves the entire state with emphasis on central and North-west Arkansas. We have offices in both markets to better serve our clients.

39 YEARS of
COMMERCIAL
REAL ESTATE
EXPERTISE

