

# SCOTTSDALE SHOPPING CENTER RETAIL FOR LEASE

W Walnut St & N 46th St | Rogers, AR



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## SITE OVERVIEW

### AVAILABILITY & LEASE RATES

- 263 N 46th St - 3,139 SF - \$18 PSF - Former Chico's
- 269 N 46th St - 5,977 SF - \$13 PSF - Former Maurice's
- 273 N 46th St - 4,632 SF - \$13 PSF - Former Justice
- 275 N 46th St - 6,552 SF - Shell Space - \$13 PSF - Shell Space
- 277 N 46th St - 5,000 SF - \$13 PSF - Former Kirkland's
- 279 N 46th St - 5,952 SF - \$13 PSF - Former Rue21
- 559 N 46th St - 16,298 SF - \$13 PSF - Former Charming Charlie
- 4405 W Walnut St - 5,952 SF - \$22 PSF - Shell Space
- 4413 W Walnut St - 5,952 SF - \$22 PSF - Former J Jewelers

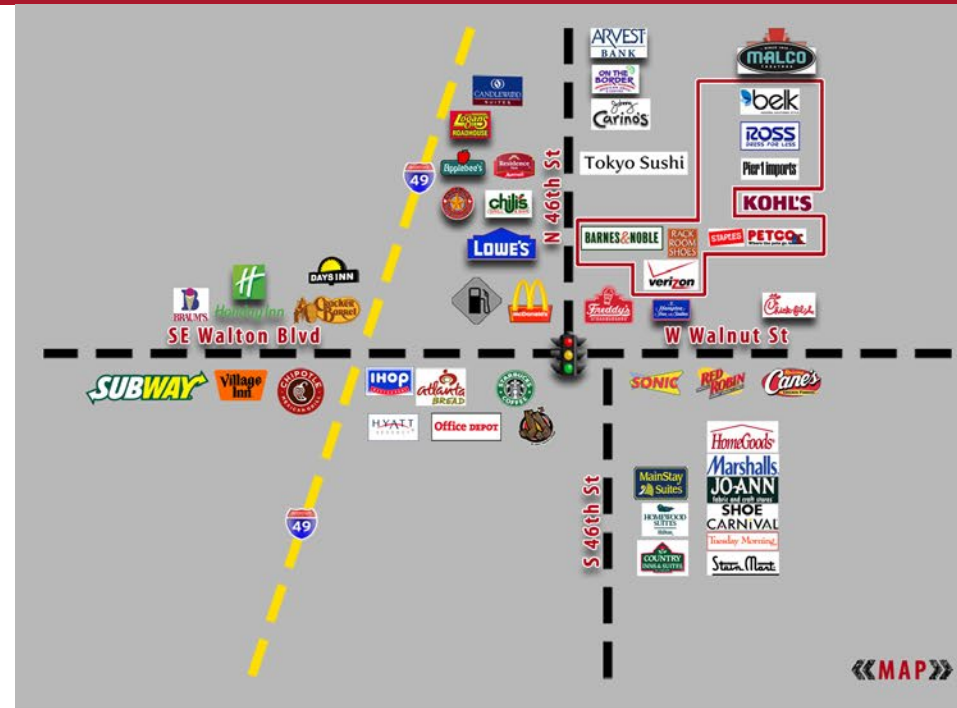
(T.I. Allowance: \$20 for all shell space)

### HIGHLIGHTS

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

### TRAFFIC COUNTS

- W Walnut St – 32,000 VPD
- SE Walton Blvd – 38,000 VPD
- Interstate-49 - 80,000 VPD



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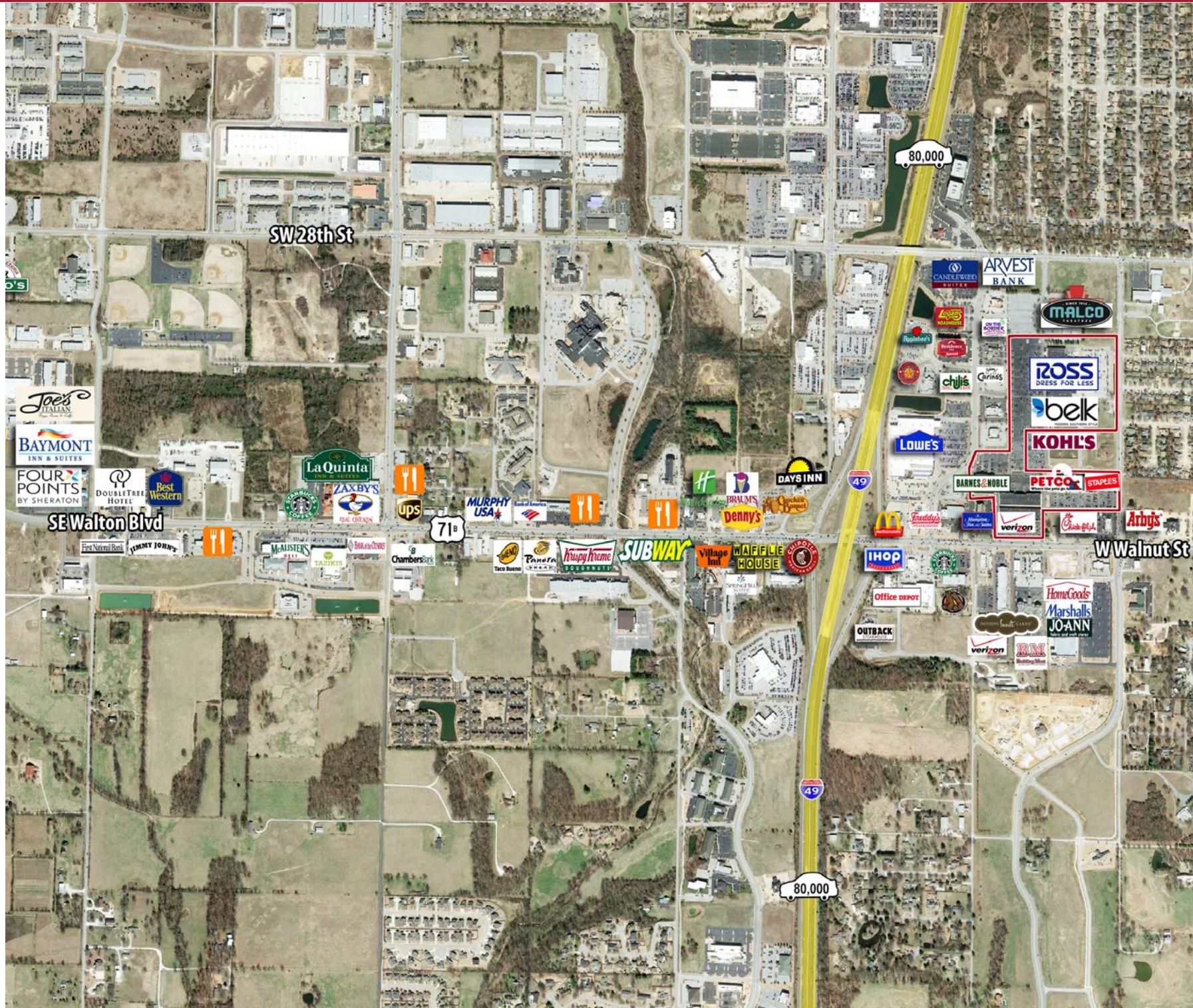
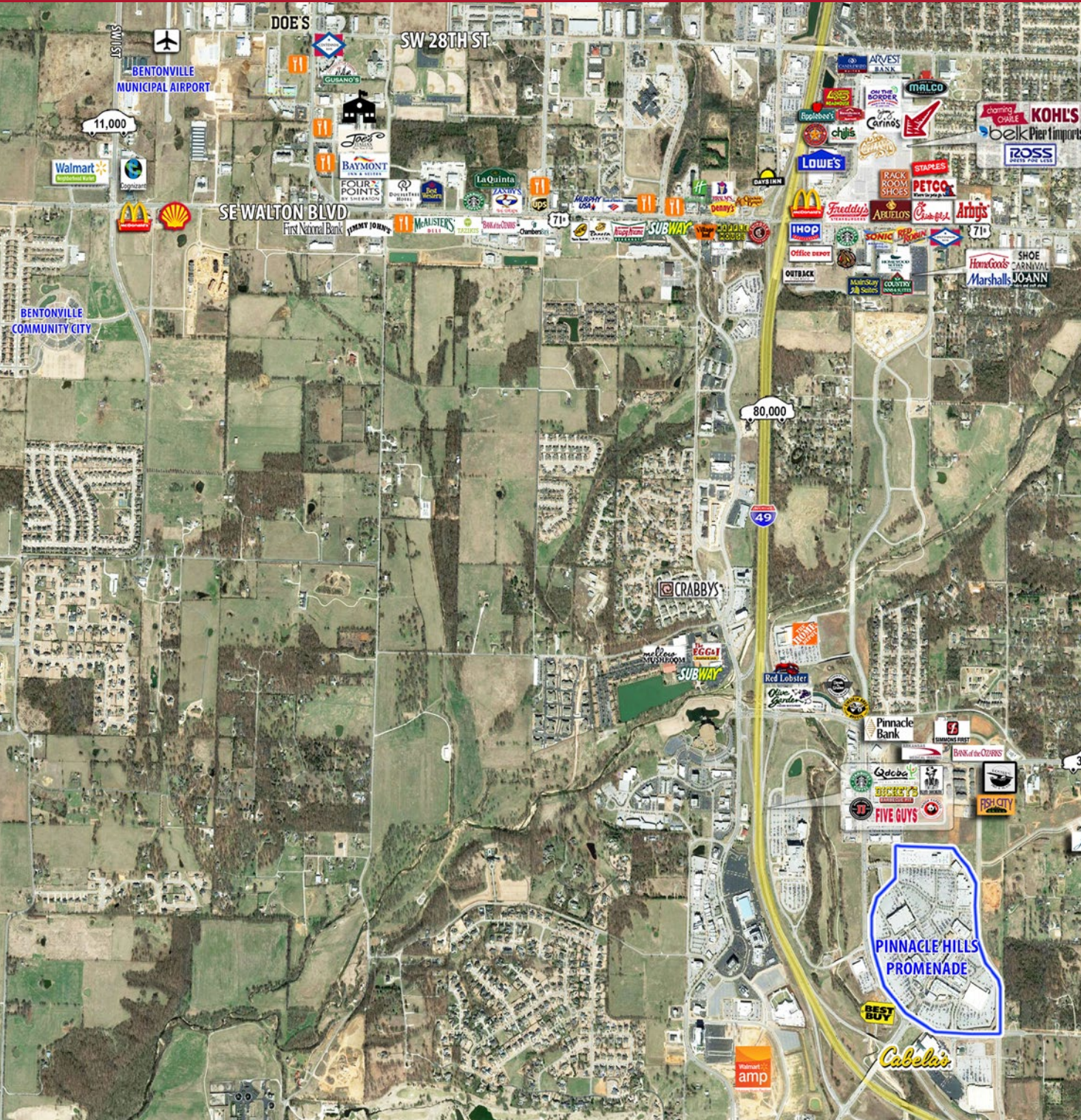
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BUILDING 1



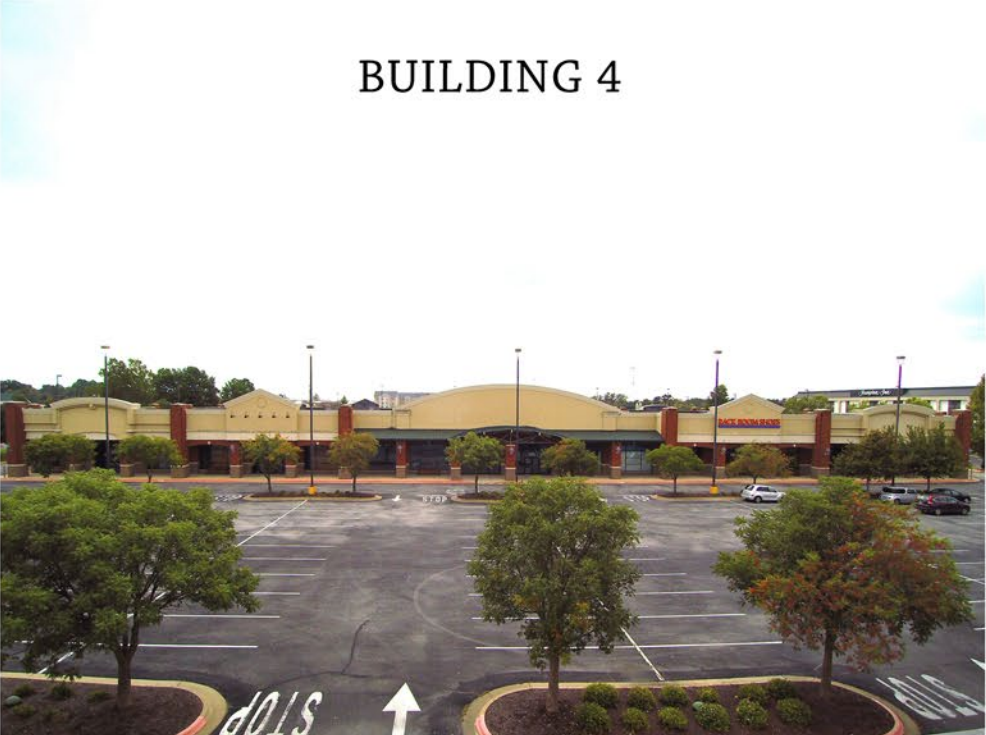
BUILDING 2



BUILDING 3



BUILDING 4



BUILDING 5



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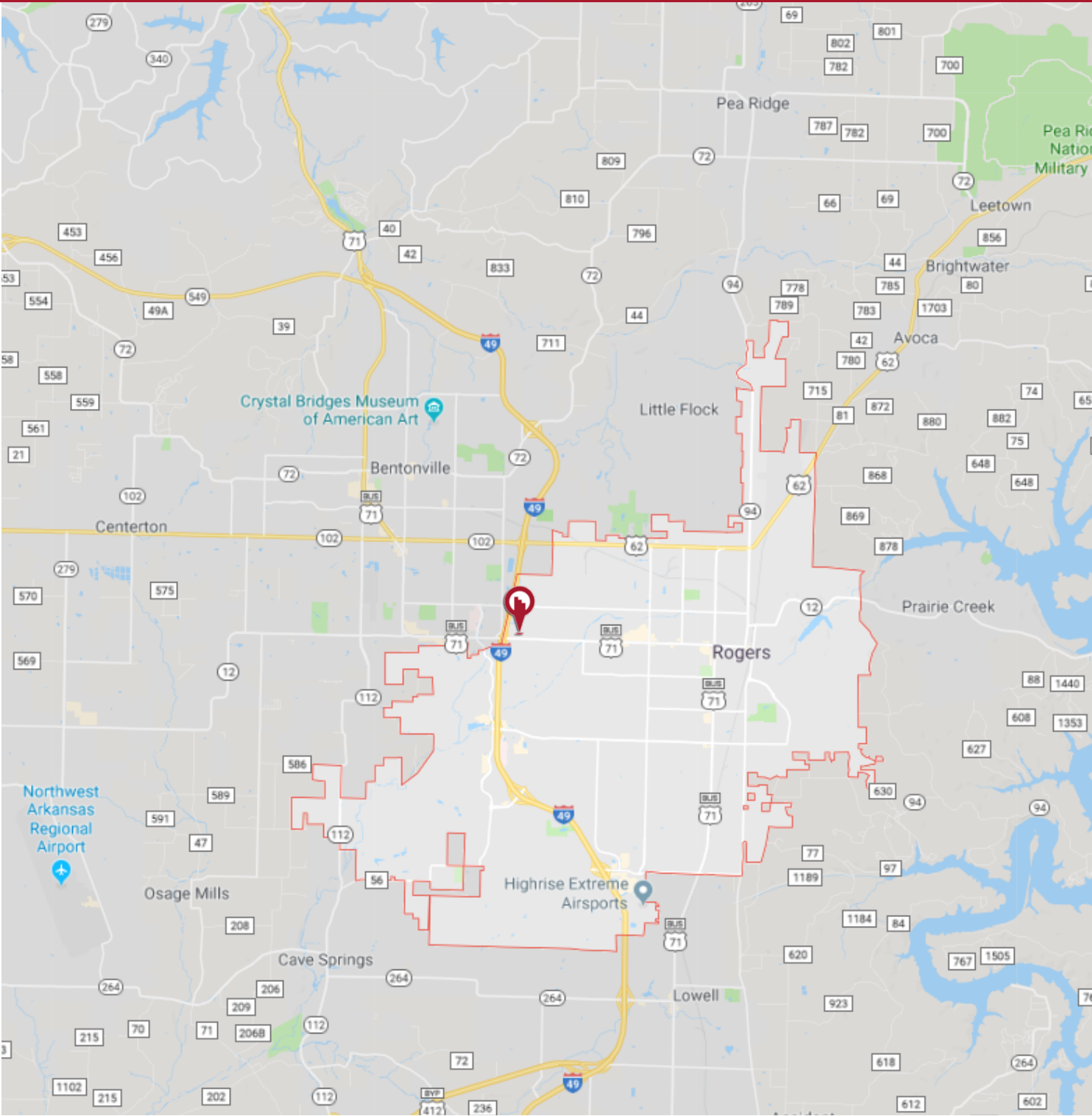
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## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	50,802	121,292	213,051
AVERAGE HH INCOME	\$79,956	\$90,215	\$87,458
TOTAL NUMBER OF HH	19,929	43,865	77,755

## NORTHWEST ARKANSAS

National publications, economists and university researchers recognize Northwest Arkansas as one of the nation’s most successful regions. They are consistent with their praise of Northwest Arkansas, its counties and cities, its economy and businesses, and its quality of life.



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## CONTACT



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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.



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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.

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