

# 719 W Walnut Street 106

Rogers, Ar 72756



**List Price:** \$22  
**MLS#:** 1351420  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 4,342  
**Price / Square Foot:** \$0.01  
**Subdivision:** Ba Riggs Add  
**Type:** CommercialLease  
**County:** Benton  
**School:**

## Description

This space is located in a newly renovated neighborhood strip center on the main thoroughfare to downtown Rogers, this highly visible property sits at the signalized intersection of W Walnut St (23,000 VPD) and S 8th St (25,000 VPD). The space is ideal for restaurant, retail, or office use and offers ample onsite parking with 106 spaces. Tenant Improvement (TI) allowance is negotiable, providing flexibility to customize the space. The center features strong co-tenancy, including Sugar Llamas, Lansang Pinoy Restaurant, The UPS Store, and Somewhere in Time Antique Mall, and is surrounded by a variety of national retailers such as AutoZone, Walmart Neighborhood Market, McDonald's, Braum's Ice Cream, ALDI, and Dollar General. Conveniently located just 3.3 miles from Interstate 49, this site offers excellent accessibility and exposure.

## Property Details

Lot Size	2.19 Acres
Listed By	Moses Tucker Partners-Bentonville Branch