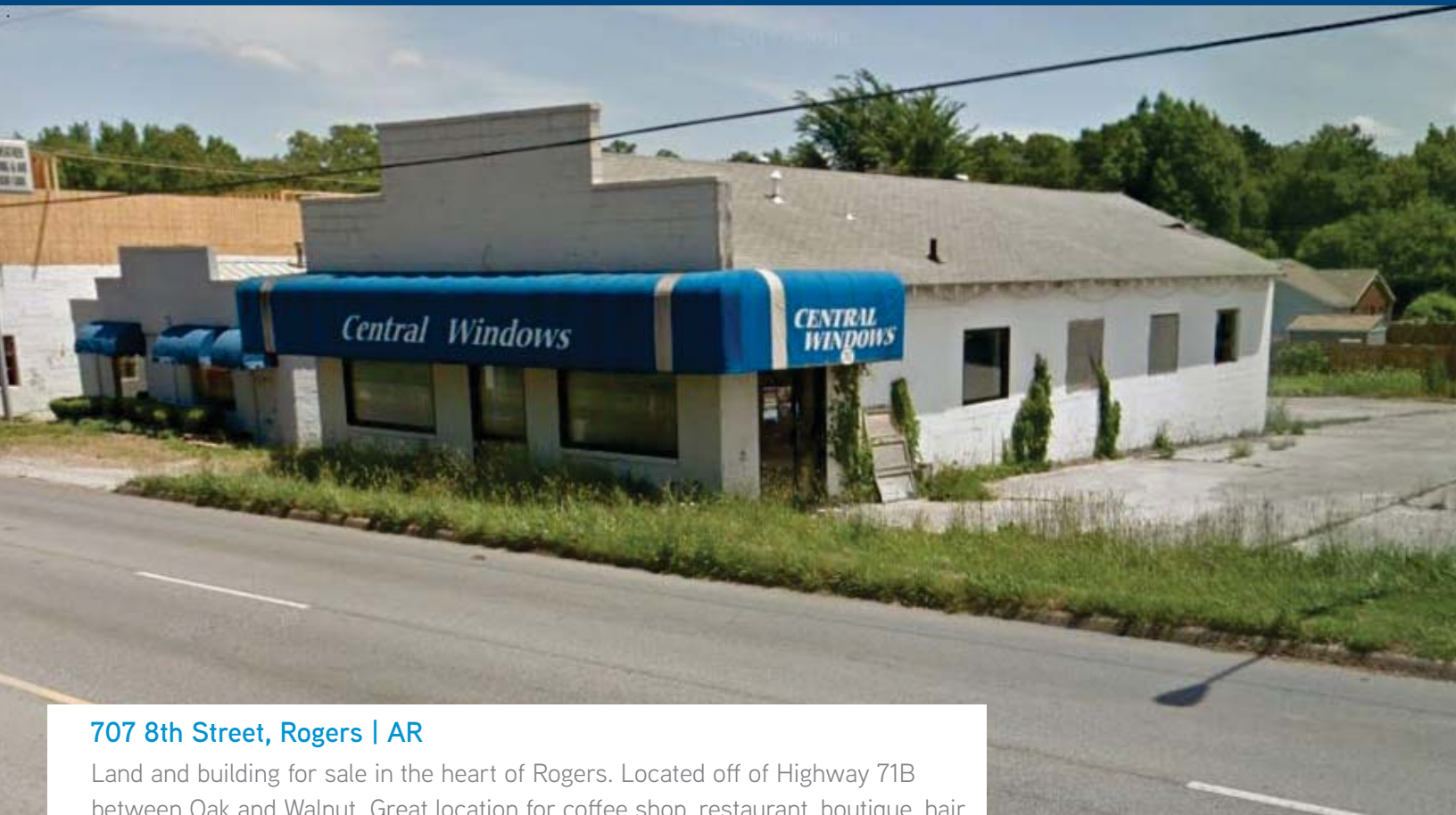


# Land & Building For Sale



## 707 8th Street, Rogers | AR

Land and building for sale in the heart of Rogers. Located off of Highway 71B between Oak and Walnut. Great location for coffee shop, restaurant, boutique, hair salon, or office. Less than 1.0 mile from gentrified Historic Downtown Rogers and a ten minute drive to Lake Atalanta Park.



# \$119,500

## FEATURES



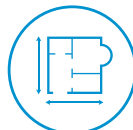
+/- 0.31 Acres



Zoned Commercial



8th Street Traffic Count  
29,000 VPD (2017)



2,100 SF Building

## Contact us:

**Ramsay Ball**

Brokerage | Arkansas

+1 479 845 1515

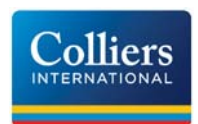
[ramsay.ball@colliers.com](mailto:ramsay.ball@colliers.com)

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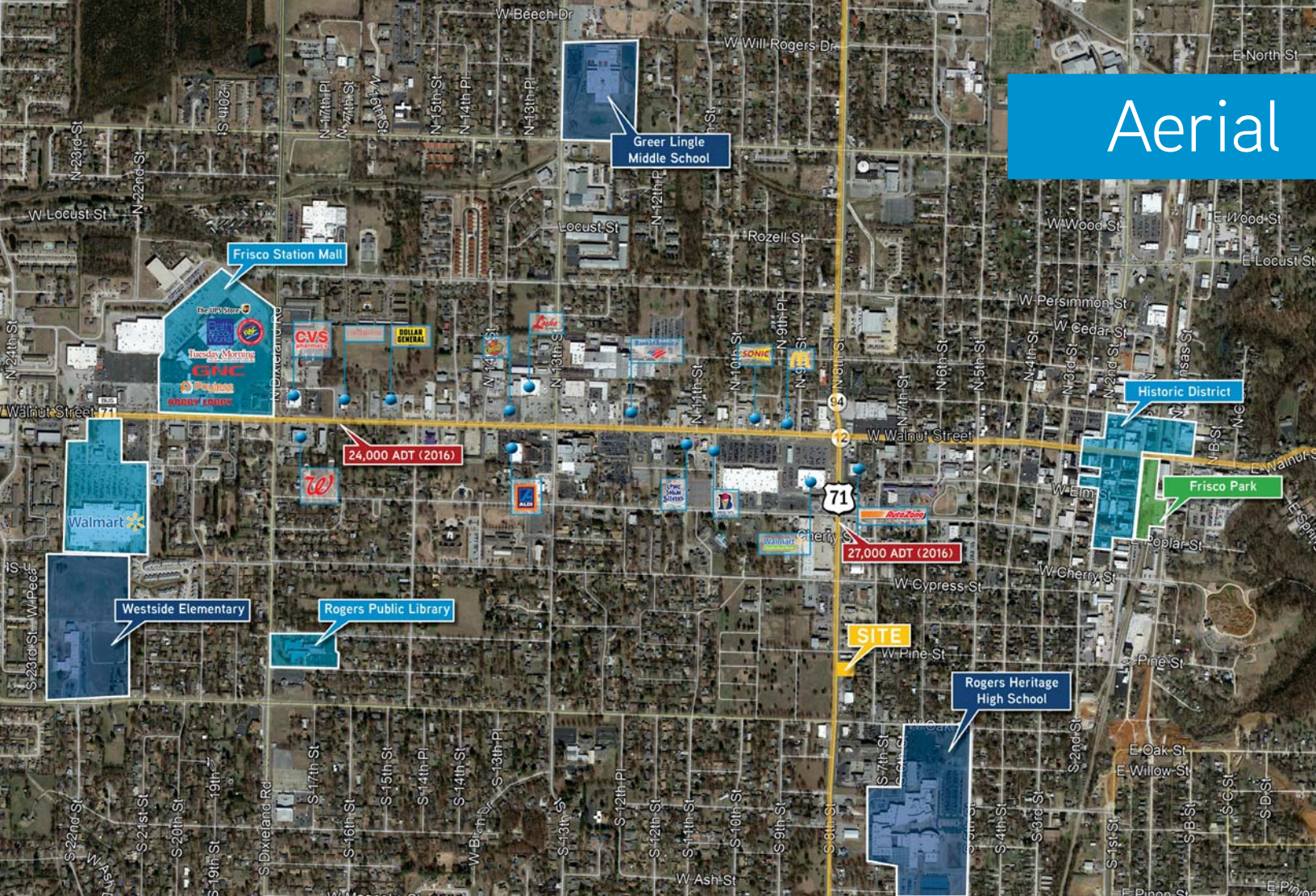
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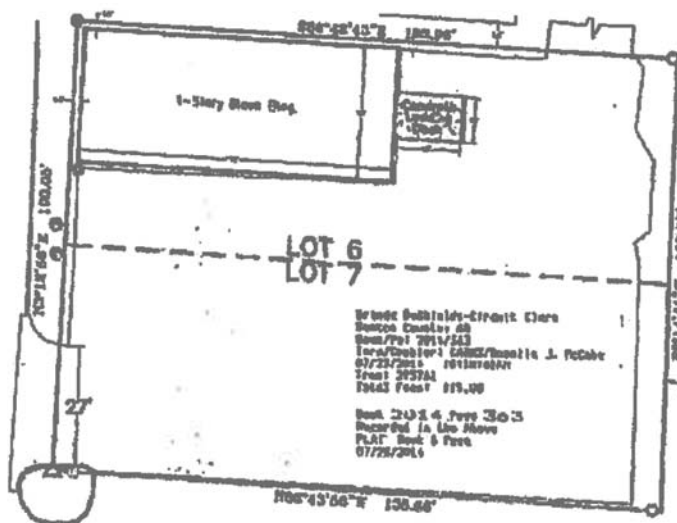
# Aerial



## Area Demographics >

	1 Mile	3 Mile	5 Mile
Population (2017)	8,713	51,222	87,250
Projected Population (2022)	3,183	55,817	96,344
Average Household Income (2017)	\$55,558	\$62,361	\$76,230
Proj. Average Household Income (2022)	\$61,331	\$69,309	\$85,695
Households (2017)	3,183	17,845	31,901

## Plat >



Contact us:

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