



\$ 1,500,000



303 S Promenade Blvd, Rogers, AR 72758

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 1332962
- » Single Family | 2,878 ft² | Lot: 45,738 ft² (1.05 acres)
- » More Info: 303SPromenadeBld.IsForSale.com



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Calling all savvy investors and business owners. Exceptional opportunity on S. Promenade Blvd with 2 structures on 1.05 acres strategically positioned in high-traffic retail area next to bike trail with strong national and local tenants. Outstanding visibility with approximately 40,000 vehicles per day, delivering excellent exposure for retail, bike shop, coffee, office or mixed-use concepts. Location offers powerful synergy surrounded by major anchors including HomeGoods, Marshalls, Lowe's, Home Depot, and Whole Foods. Razorback Greenway Trail runs along the south side of the property, providing rare pedestrian, cyclist as well as vehicle visibility. The site includes approximately 1.05 acres of vacant, developable land with flexible layout options, ample parking, and multiple opportunities for prominent pylon signage. Located near major thoroughfares with strong ongoing commercial growth, this property presents a rare chance to establish or expand in one of the area's most dynamic retail destinations.