The Kase Group

In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916

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RED ROBIN
ABSOLUTE NNN LEASE
4300 West Walnut Street, Rogers, AR

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RED ROBIN

4300 West Walnut Street, Rogers, AR

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to purchase a well established Red Robin location in Rogers, Arkansas with a new 15 year absolute NNN lease. The recently extended lease calls for zero landlord obligations and is corporately guaranteed by Red Robin. There are 10% increases every 5 years throughout the initial term and options, and four 5-year renewal options.

The site benefits from its strategic location along W Walnut St (28,000 VPD) and nearby the Interstate 49 corridor (100,000+ VPD), which locals call "restaurant row" due to the popularity of dining and shopping options in the area.

The building sits adjacent to the Scottsdale Center, a 318,404 square feet strip mall featuring key tenants that include Belk, Ross Dress for Less, Dollar Tree, Staples, Petco, Dollar Tree and Barnes & Noble. Other neighboring tenants include , Marshalls & HomeGoods, Bealls, Chick-fil-A, Office Depot, Sonic Drive-In, AT&T Store, IHOP, Outback Steakhouse, Firestone Complete Auto Care & more.

PROPERTY HIGHLIGHTS

- **New 15 year Absolute NNN Lease**
- **Zero Landlord Obligations**
- **Corporate Guarantee**
- **Well Located Along Highly Trafficked Corridor (35,000 VPD)**
- **Nearby Interstate 40 (100,000+ VPD)**
- **Adjacent to Scottsdale Center - 318,404 SF Strip Mall**
- **Neighboring Tenants Include: Marshalls & HomeGoods, Bealls, Chick-fil-A, Office Depot, Sonic Drive-In, AT&T Store, IHOP, Outback, Firestone & more**

OFFERING SUMMARY	
Property Address	4300 W Walnut St Rogers, AR 72756
Price	$3,703,704
Net Operating Income	$250,000
Cap Rate	6.75%
Building SF	6,582 SF
Year Built	2005
Lease Start	8/30/2023
Lease End	8/31/2038
Lease Type	Absolute NNN
Options	Four, 5-Year Options
Rent Increases	10% Every 5 Years Throughout Initial Term & in Options

RENT SUMMARY	
Years 1-5	$250,000
Years 6-10	$275,000
Years 11-15	$302,500
Option 1	$332,750
Option 2	$366,025
Option 3	$402,628
Option 4	$442,890

W WALNUT ST
71 B
S 45TH ST
Red Robin
4300 WEST WALNUT STREET
ROGERS, AR

LOCATION DESCRIPTION

Rogers, Arkansas, is a rapidly growing city in Northwest Arkansas with a population of approximately 75,600 in 2026, reflecting an annual growth rate of around 1.7%. Known for its youthful demographic, the city has a median age of 34, with a median household income of $82,900, well above the national average. Employment remains strong across diverse sectors such as retail, manufacturing, and healthcare, contributing to a low unemployment rate. This economic vitality has supported the city's growth, making Rogers an increasingly attractive location for both residents and businesses in the region.

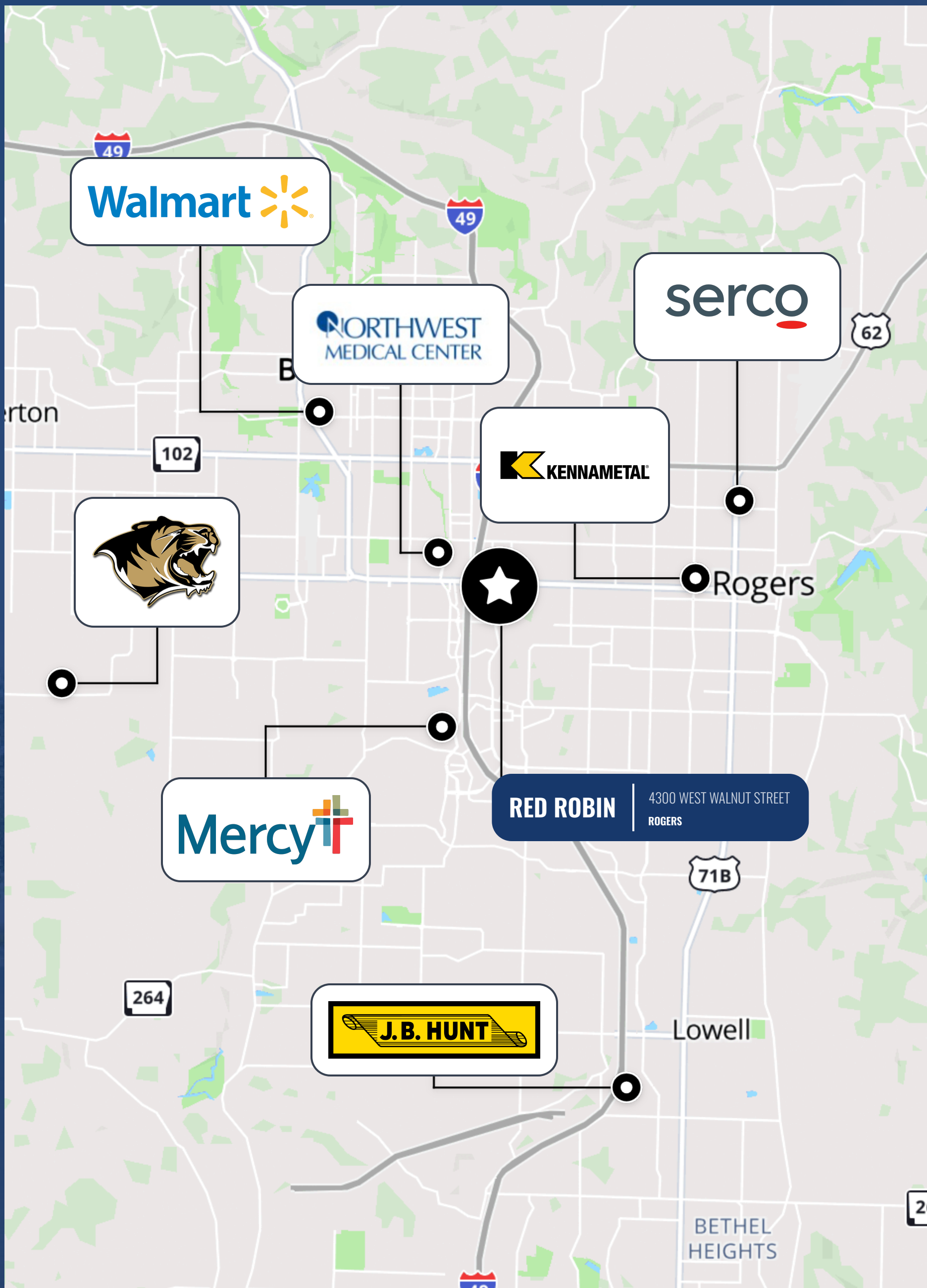
One of the most desirable areas within Rogers is around West Walnut Street, which benefits from its prime location along U.S. Highway 62, a major east-west corridor that connects Rogers to nearby Bentonville and Fayetteville. This strategic location provides easy access to key commercial centers, shopping areas, and dining options, making it an appealing spot for both residential and commercial development. The area's excellent connectivity and proximity to transportation routes add significant value, making it an ideal place for residents looking for convenience and businesses seeking high visibility.

With continued population growth, new development projects, and a diversified economy, Rogers' market outlook remains positive. Retail expansion, including the addition of new businesses like Whole Foods, reflects the region's robust commercial potential. Although affordability remains a concern, particularly in the broader Northwest Arkansas area, Rogers continues to offer opportunities for investors and homebuyers. As the city continues to develop, especially in key locations like the Walnut Street corridor, Rogers is poised for sustained growth, attracting both new residents and businesses eager to capitalize on its central location and strong economic foundation.

AREA MAP


SW 14th St
SE 14th St
102
94
sam's club
CHASE
S Walton Blvd
SE 22nd St
KOHL'S
Raising Cane's CHICKEN FINGERS
8th St
KVBT
Cracker Barrel OLD COUNTRY STORE
LOWE'S
STAPLES
N 24th St
N Dixieland Rd
N 13th St
N 8th St
N Arkansas St
Bentonville Medical Center
Walmart
W Walnut St
Rogers
Panera BREAD
CHIPOTLE MEXICAN GRILL
71B
RED ROBIN
4300 WEST WALNUT STREET
ROGERS
Walmart
BANK OF AMERICA
Marshalls
HomeGoods
Office DEPOT
WHOLE FOODS MARKET
S 16th St
S 1st St
Windmill Rd
W New Hope Rd
THE HOME DEPOT
Olive Garden ITALIAN KITCHEN
Bass Pro Shops
BEST BUY
Dillard's
Mercy Hospital
Scoggins Rd
JCPenney
Pottery Barn
TJ maxx
TARGET
THE FRESH MARKET
lululemon
S 88th St
RUTH'S CHRIS STEAK HOUSE
TEXAS ROADHOUSE
S 26th St
N Main St
S Old Wire Rd

MAJOR EMPLOYERS



The property is ideally located within the thriving Northwest Arkansas employment hub, a region largely driven by the global headquarters of Walmart. Walmart's presence has fostered a strong network of supporting industries, particularly in logistics, with J.B. Hunt Transport Services, Inc. playing a pivotal role in the local economy. In addition to the dominant retail and logistics sectors, the area boasts significant economic diversification, especially within healthcare, with major employers such as Mercy Hospital Northwest Arkansas and Northwest Medical Center. This sector provides a steady, non-cyclical employment foundation, strengthening the area's economic stability. Further employment opportunities are driven by key institutions in education, such as Bentonville Public Schools, and specialized manufacturing companies like Kennametal Inc. This blend of Fortune 500 corporations, essential service providers, and industrial operations ensures sustained demand, positioning the property to benefit from the region's resilient and expanding employment base.

Employer	Industry	Employees	Distance
Walmart Inc. Corporate Headquarters	Retail	15,000	4.2 mi
J.B. Hunt Transport Services, Inc.	Logistics	3,500	7.9 mi
Bentonville Public Schools	Education	2,800	6.8 mi
Mercy Hospital Northwest Arkansas	Healthcare	2,500	2.5 mi
Serco	Business Services	1,500	4.1 mi
Kennametal	Manufacturing	500	2.7 mi
Northwest Medical Center - Bentonville	Healthcare	500	1.3 mi

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