

PRIME OFFICE/FLEX SPACE FOR LEASE

201 S 20TH ST

Rogers, AR 72758



PROPERTY DESCRIPTION

Office or flex space in Rogers, AR, conveniently located near the Walmart Supercenter. These versatile spaces are perfect for any general retail/office business. Positioned just off W Walnut St, which sees approx. 24,000 VPD, the location offers excellent visibility and accessibility. The property is only 2 minutes from the Walmart Supercenter, 3 minutes from Walgreens, 6 minutes from Downtown Rogers, and just 7 minutes from I-49, making it a prime location for businesses seeking a central and high-traffic area.

PROPERTY HIGHLIGHTS

- Available Suites: Suite 6&12: +/- 1,400 SF
- Conveniently Located near Walmart Supercenter
- Positioned off W Walnut St with approx. 24,000 VPD
- Prime Location for Businesses Seeking a Central, High-Traffic Area

OFFERING SUMMARY

Lease Rate:	\$16.75 SF/yr (MG)
Available SF:	1,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,221	22,187	44,205
Total Population	11,123	59,523	120,058
Average HH Income	\$71,041	\$88,460	\$116,099

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$17.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 S 20th St Suite 6&12	Available	1,400 SF	Modified Gross	\$16.75 SF/yr	-

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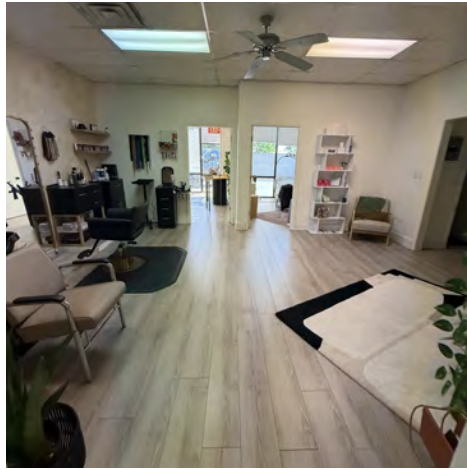
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SUITE 6 & 12 PHOTOS

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SUITE 6 & 12 FLOORPLAN

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Suite 6 & 12: +/- 1,400 SF

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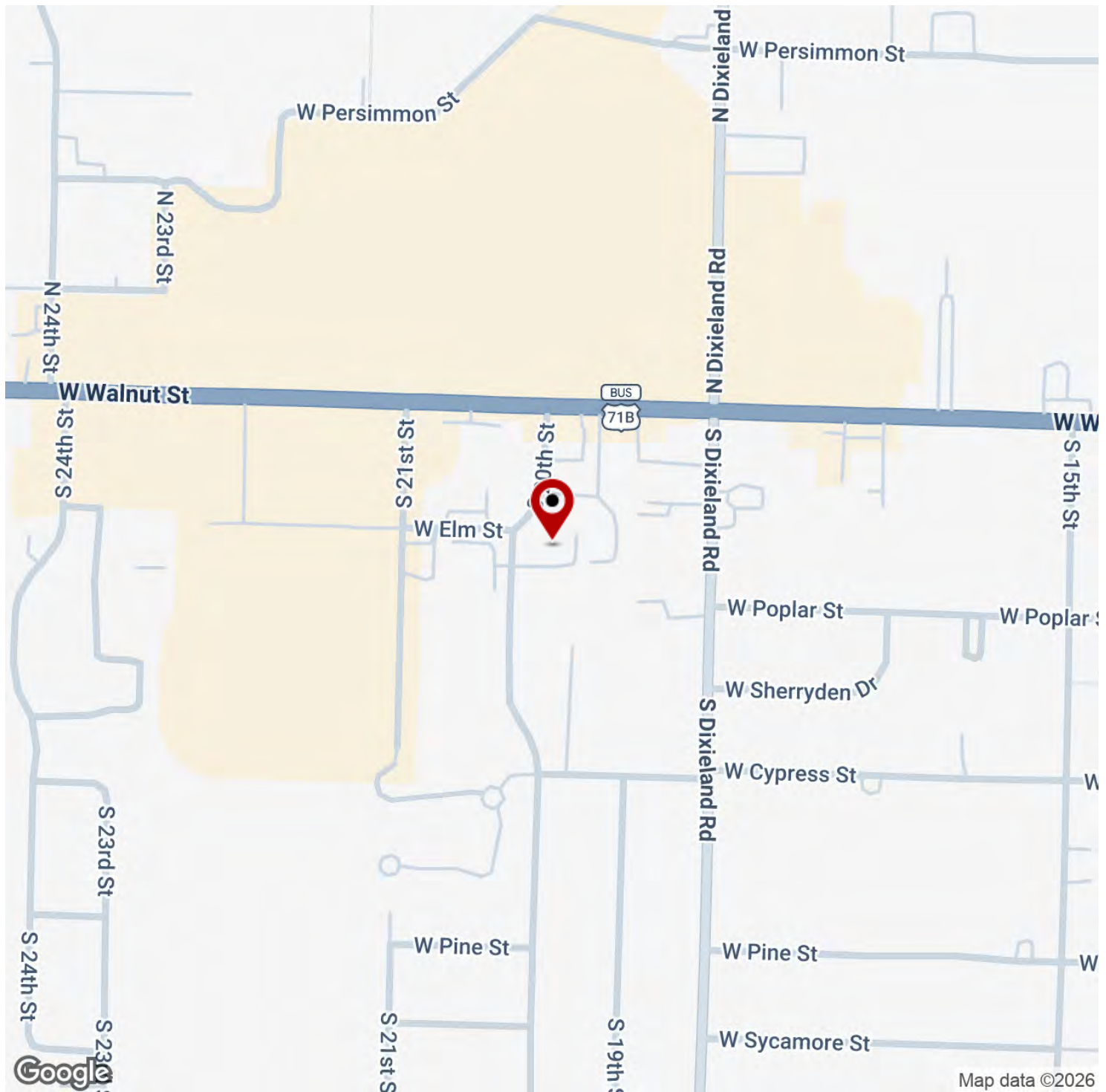
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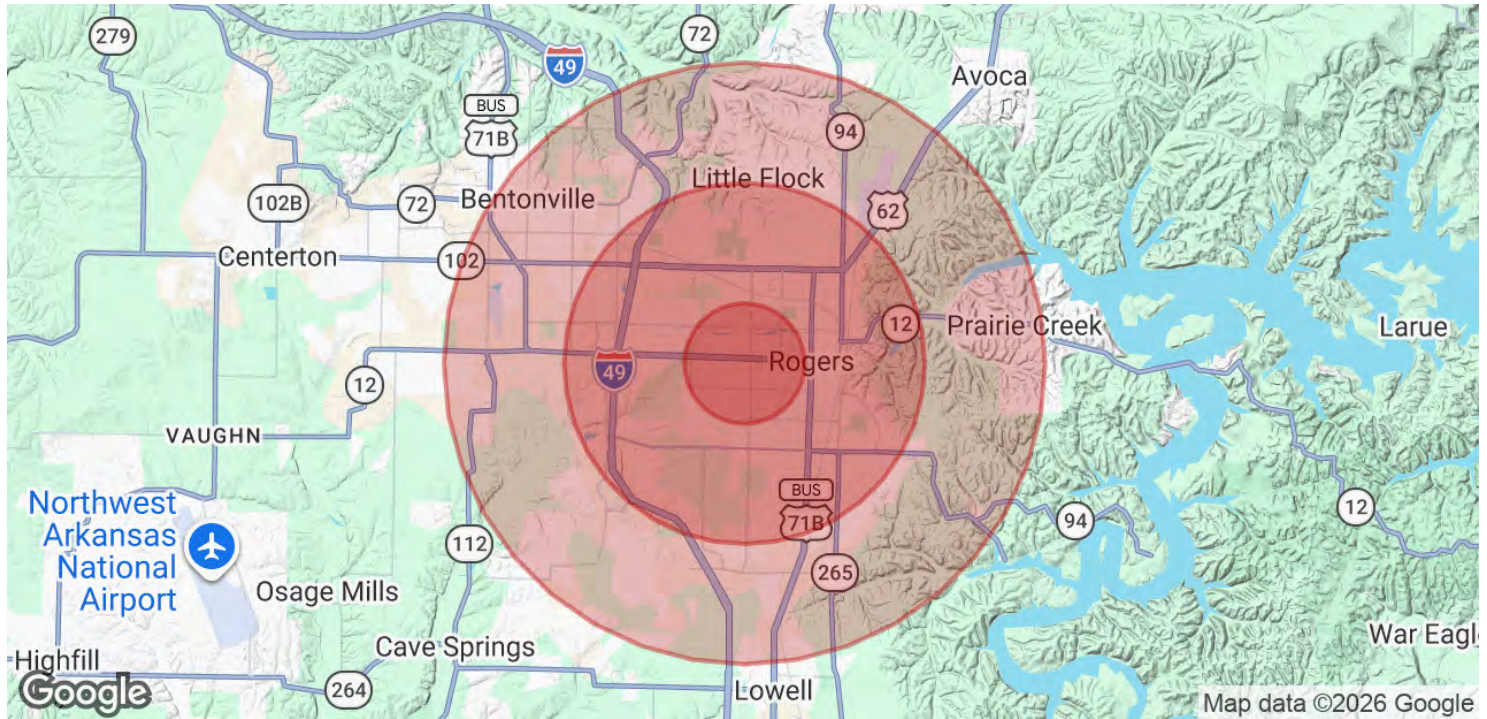
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,123	59,523	120,058
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,221	22,187	44,205
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$71,041	\$88,460	\$116,099
Average House Value	\$221,654	\$274,679	\$348,264

2020 American Community Survey (ACS)

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