

For Lease

Warehouse Property

\$8.00 SF/yr



1512 N 2nd St

Rogers, Arkansas 72756

Property Highlights

- Highway Frontage
- 3 Phase Power
- 100% Heated and Cooled
- 20 Parking Spaces
- 2 Roll Up Doors
- One Loading Dock

Property Description

Excellent warehouse space available for sale near the downtown Rogers area. Great location with frontage along 2nd St in Rogers, Ar. Easy access to the I 49 bypass and the Rogers Municipal airport.

OFFERING SUMMARY

Available SF	9,569 SF
Lease Rate	\$8.00 SF/yr (NNN)
Building Size	9,569 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,027	\$42,804
5 Miles	71,464	\$57,318
10 Miles	160,389	\$68,472

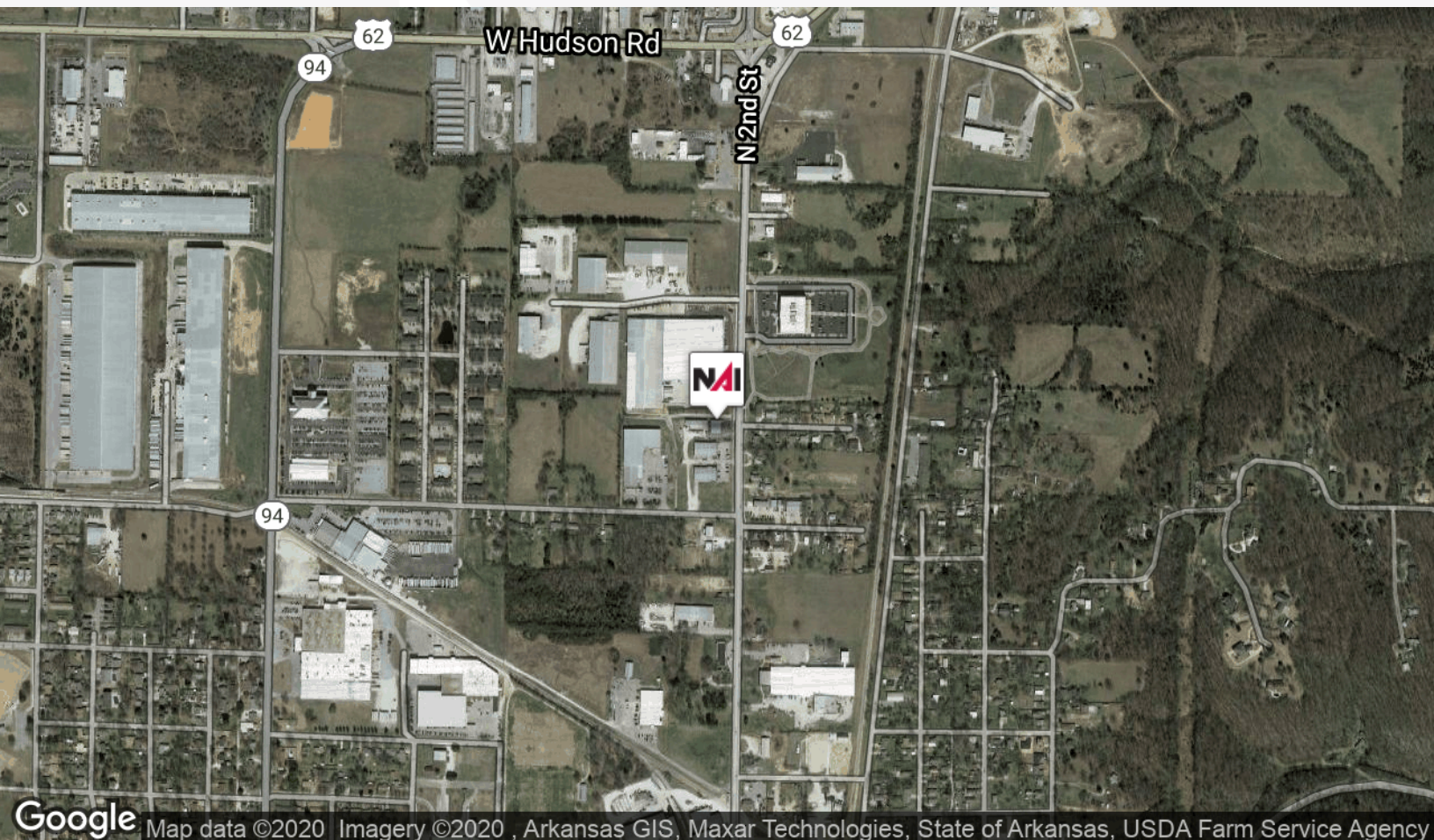
For more information

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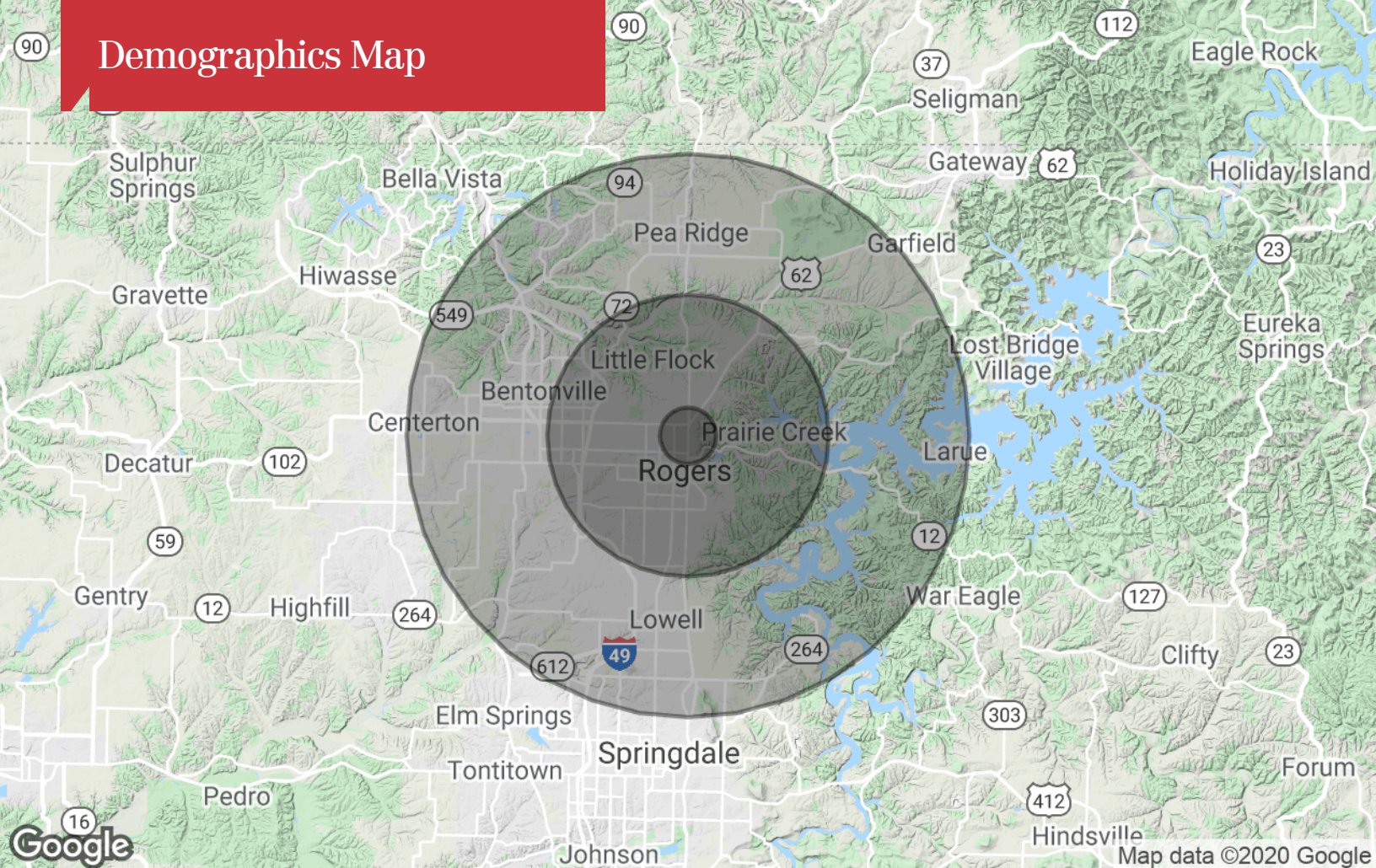
Location Maps



Additional Photos



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,027	71,464	160,389
MEDIAN AGE	31.9	33.1	34.0
MEDIAN AGE (MALE)	28.9	31.1	32.7
MEDIAN AGE (FEMALE)	35.2	34.7	35.0

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,120	26,544	59,812
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$42,804	\$57,318	\$68,472
AVERAGE HOUSE VALUE	\$154,884	\$160,957	\$211,370

Race

	1 Mile	5 Miles	10 Miles
% WHITE	75.4%	79.6%	84.9%
% BLACK	0.2%	0.7%	1.1%
% ASIAN	1.3%	2.1%	2.6%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	1.5%	1.1%	1.1%
% OTHER	21.6%	16.5%	10.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	36.0%	29.2%	19.0%

* Demographic data derived from 2010 US Census



Matt Ahart

Commercial Advisor

Matt has joined NAI Capstone as a Commercial Advisor bringing more than 10 years of Commercial Development and Marketing expertise to the firm. He has a broad base of experience in development, sales, budgeting, strategic planning, marketing and new business development. Matt has a wide range of knowledge and experience in concept design, construction, and development of Industrial and Commercial Real Estate.

Matt is a member of the Rogers Lowell Area Chamber of Commerce, Arkansas Realtor Association and the National Association of Realtors. Matt has resided in the NWA area for over 15 years and it will always be home. Matt is passionate about developing relationships, connecting people and helping business owners reach their goals through Real Estate.

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NAI Capstone

NAI Capstone is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions, and real estate investment trust (REIT's) with all their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

Brokerage Services

Full service real estate representation and transactions.

Corporate Services

NAI Capstone has extensive experience in national corporate support, from single unit relocation to national strategic planning and multi-unit implementation. Let NAI Capstone serve as your companies' outsourced real estate department.

Investment Services

NAI Capstone's asset management team coordinates all aspects within the life of a real estate investment. We treat your portfolio of real property investments as a whole, maximizing returns and managing debt and equity for the best outcome in a changing economic climate.

Asset & Property Management

NAI Capstone's goal in property management is to protect the asset's value while maximizing property value and minimizing expenses. Our team will work with properties and clients preparing for long term hold or strategic disposition while protecting the financial well-being of the assets throughout the period of ownership.

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