



Sub Type: **Retail** Lease \$: **\$20.00**
 DOM: **2**

ML#: **1264097** **Active**
 County: **Benton** Deposit: **\$1,070**
 Subdivision: **Burlington Nthrn Railroad Co** Acres: **0.72**
 Bldg Type: **Single Tenant/Free Standing** Yr Blt: **1970**
 Proj Name: Park #: **30**
 NNN: **4.00** GBA: **6,042**
 Rd Front: **Yes** LP/GBA: **\$20.00**
 Min Term: **36 months** Date Avail: **01/05/2024**
 Lse Type: **Triple Net Lease** Traffic Cnt: **3700**
 Comp Date: Site Size: **0.72 acres**
 Basement: **No/None**
 Exist Use: **Event Center**
 Potential Use: **Medical/Dental, Office, Other, Restaurant, Retail, Warehouse**

Location: **Central Business District, Corner Lot, Major Road Frontage, Near Trails, Neighborhood Business, Railroad Access**

Tenant Pays: **Air Condition, Cable, CAM, Ele, Heat, Insur, Lawn Care, Phone, Sani, Security Systems, Taxes, W&Swer**

Addl SType: **Bank, Church, Hotel/Motel, Medical/Dental, Office, Restaurant, Retail, Warehouse, Other**

Recent Change: 01/05/2024 : NEW : ->A

Internal Information

Lease Agt: **Sumer Brandon** Agt Cell: **479-787-3080** Agt Phone: **479-787-3080**
 Lse Agt Email: **sumer@tbgnwa.com**
 Lease Ofc: **The Brandon Group** Ofc Phone: **479-787-3080**
 Fee/Com Pd: **2.5%** Agt Fax:
 Lockbox: Exempted Name Prospects:**No**
 Showing Inst: **Apmt Only, Call Appt Center, Lockbox-Combination**
 Call to Show: **800-746-9464** Direct Cont: **RO1174SB Sumer Brandon 479-787-3080**
 LP/GBA: **\$20.00** List Date: **01/05/2024** Exp Date: **08/31/2024**
 Subject To: **N/A** On Market: Agency: **Exclusive Right to Sell**
 Virtual Tour: **<https://tour.nwarealtors.org/101-E-Chestnut-Street-Rogers-AR-72756/unbranded>**
Commercial Building

Stories: **One Level** Cable: Phone:
 # Drv-in Drs: **1** Door Ht: Ceiling Ht: **16**
 Ctr Ceiling: MxFlr Ld: Site Size: **0.72 acres**
 Sidewall: Climate Cntrl: **Yes** In City Limit: **Yes**
 CAM Amount: **TBD** Sign Allowed: **Yes** Sublet Allwd: **No**
 # Lease Opt: Parking: **Lot**
 Finish Out Allw: **TBD** Space Avail: **6,042** Mini Div: **800**
 Max Cont SF: **6,042** Rent Roll Attached: **No** # Parking: **30**
 Age: **25 Yrs/+** Lease Term (# of Month):
 Disabled Access: **Yes** Outside Storage: **No** Vacant: **Yes**

Location/Trail: **Central Business District, Corner Lot, Major Road Frontage, Near Trails, Neighborhood Business, Railroad Access (Near Biking, Frontage, Greenway, Mountain Biking Trails)**

Public Remarks: **Modernized and completely updated historic building in the Heart of Downtown Rogers offering an outdoor entertainment/dining area, roll up bay door, step-seating, polished concrete floors, & tons of natural light! Ideal for a restaurant, bar, yoga studio, retail, office, or art gallery. Capture a fantastic commercial space with unlimited potential in the thriving & popular Entertainment District of Downtown Rogers! This unique & highly versatile location is perfectly positioned to provide access to the growing area population & boasts an unbeatable mix of tenants, superior visibility, ample parking, multiple points of entry, & a close proximity to other popular area businesses and right across the tracks from the Frisco Trail loop of the Razorback Greenway. Minimum divisible is 800sqft. See attachments for multi-tenant potential layout. Base lease rate is subject to rented square footage. Fire suppression system need to be connected to city line.**

MLS Remarks: **Lights are located at the #4 breaker in the mechanical room by the bathrooms on the north side. Property can also be sold, inquire for more details. Base lease rate is subject to rented sq. ft. Fire suppression system need to be connected to city line.**

Directions: **From Bentonville, take Hwy 102 to left on Hwy 62 to right on Arkansas Street. Building is on the right at Arkansas and Chestnut.**

Information is deemed reliable, but not guaranteed.