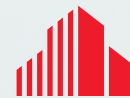




**FOR SALE OR LEASE**

**710 W ROSELAWN DRIVE**  
**ROGERS, AR**



**CUSHMAN &  
WAKEFIELD**



# THE OFFERING

## 710 W ROSELAWN DR | ROGERS, AR

Offering Price:	\$7,500,000
Lease Rate:	\$14.00/SF NNN
Available Space:	60,000 RSF ±
Land Area:	8.53 Acres
Property Type:	Office
Floors:	3
Year Built/Renovated:	2005/2013
Zoning:	C-2
Parking Ratio:	8/1,000 SF

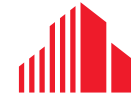
## PROPERTY FEATURES

- Fixtures, furniture, and equipment available
- Former call center
- Approximately one mile from Downtown Rogers
- Close proximity to Lake Atlanta, bike trails, and many retail and restaurant establishments
- Easy access to I-49, Hwy 62, and the new Rogers bypass to the Walmart Home Office
- Generator on site



# INTERIOR PICTURES

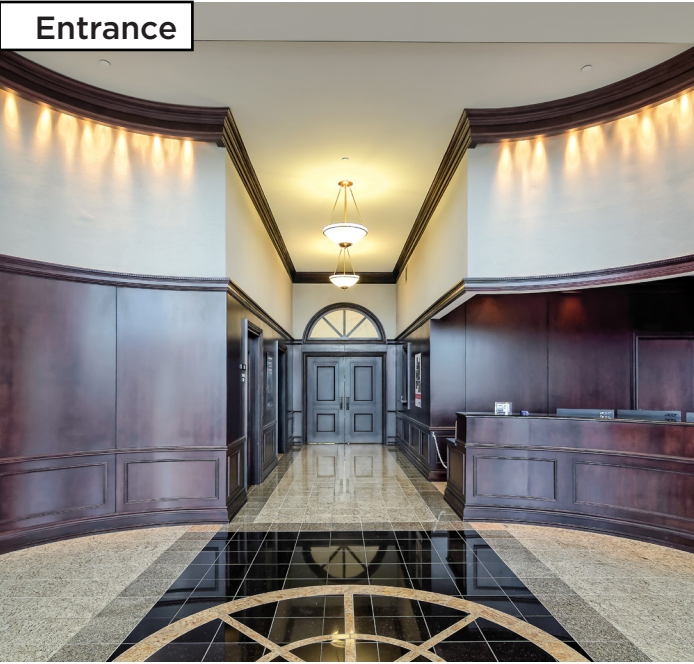
710 W ROSELAWN DRIVE | ROGERS, AR



CUSHMAN &  
WAKEFIELD



Entrance



Entrance



Kitchenette/Break Room



2nd Floor



3rd Floor



3rd Floor

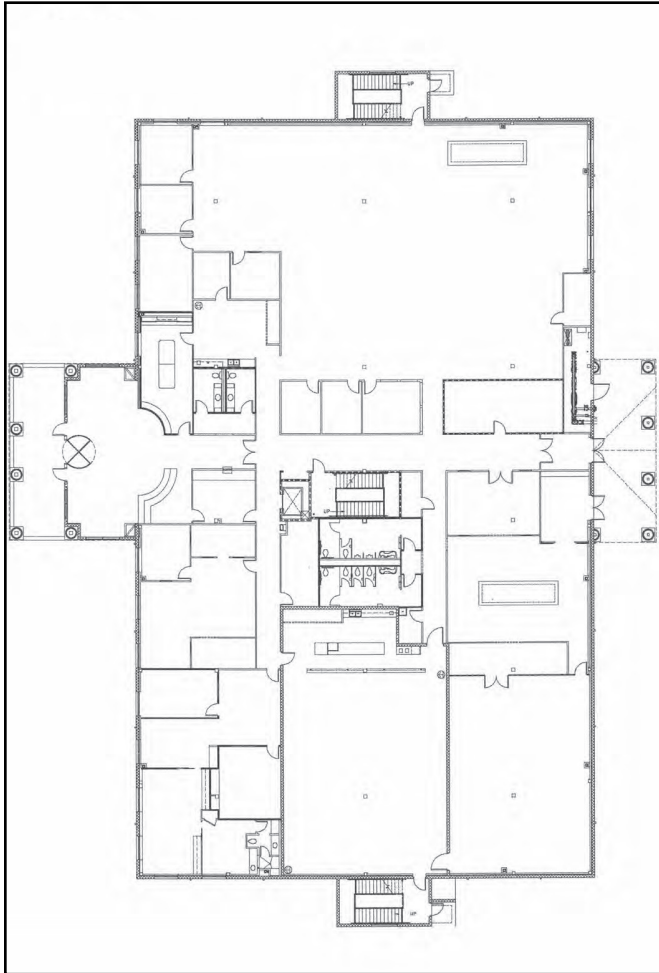


# FLOOR PLANS

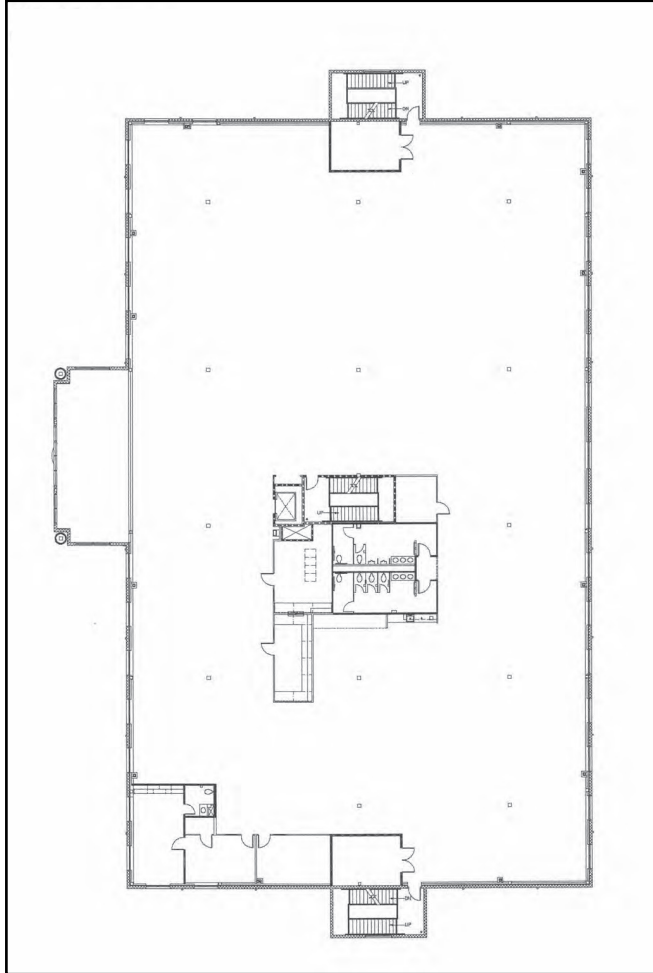
710 W ROSELAWN DRIVE | ROGERS, AR



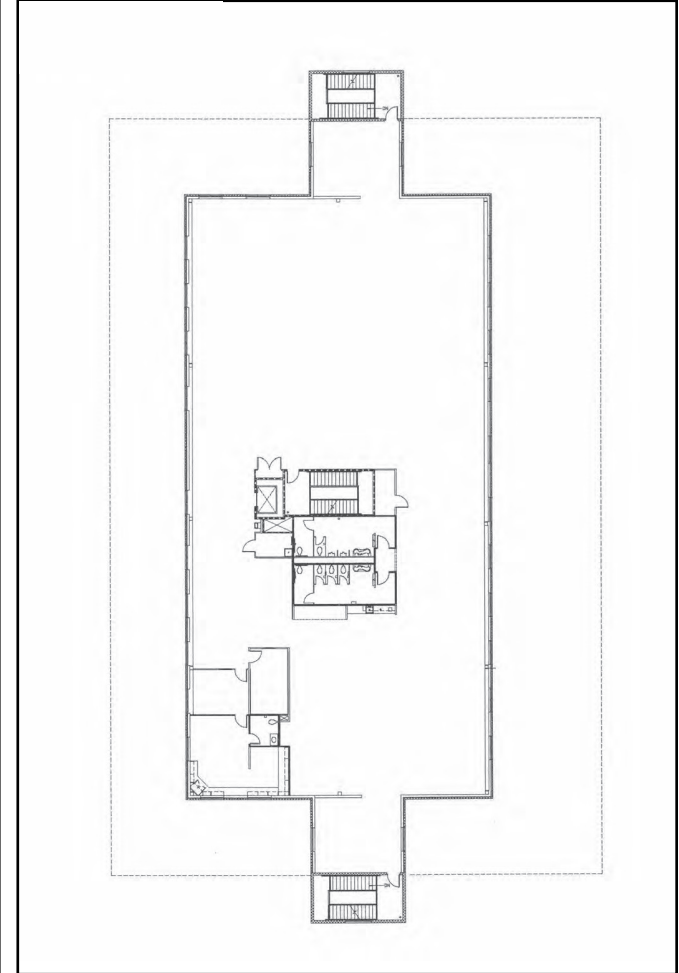
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



# SITE MAP

710 W ROSELAWN DRIVE | ROGERS, AR

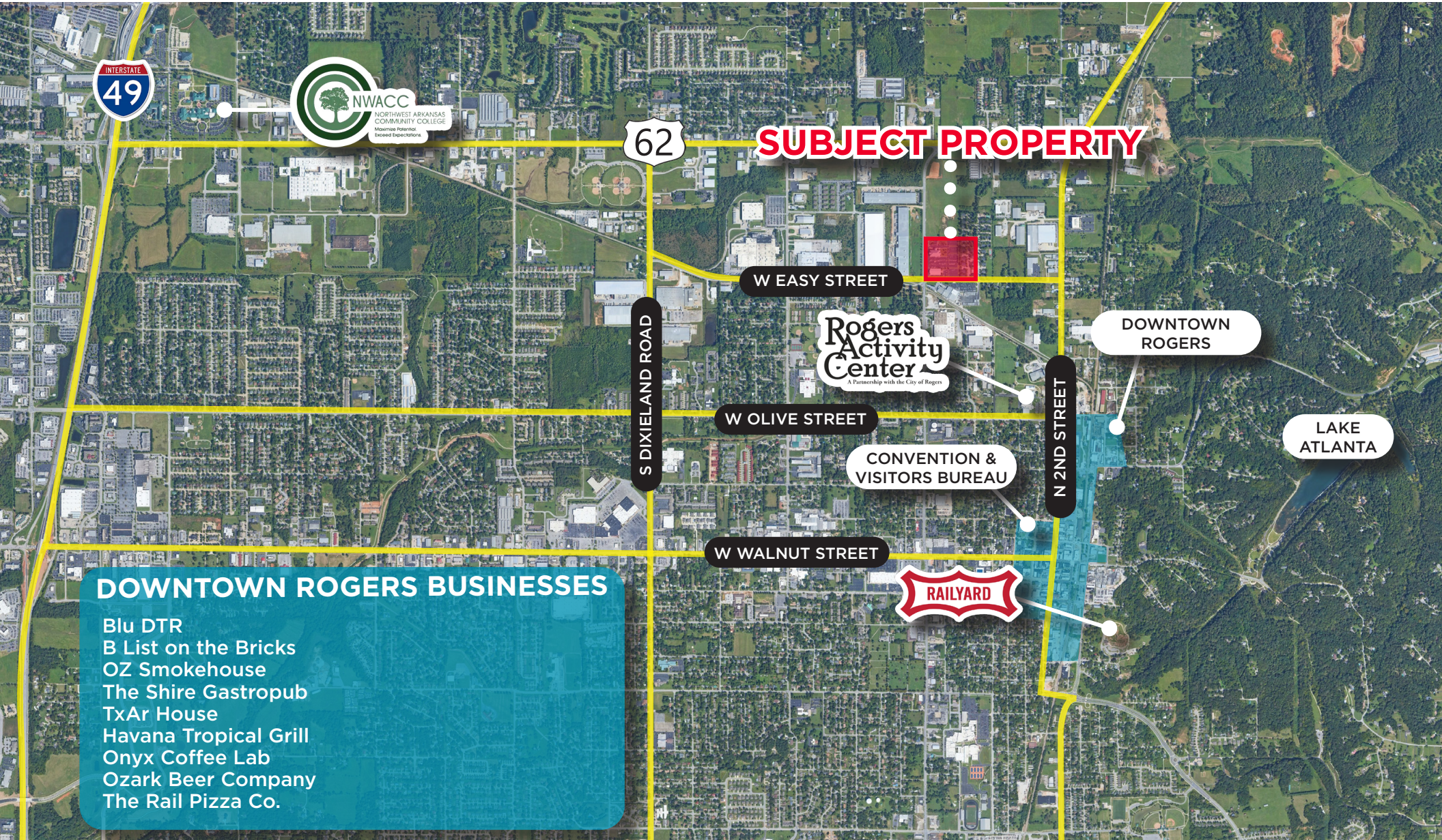


Parking Ratio:  
8/1,000 SF  
Total Spots: 483



# AERIAL

710 W ROSELAWN DR | ROGERS, AR



# PROPERTY DEMOGRAPHICS

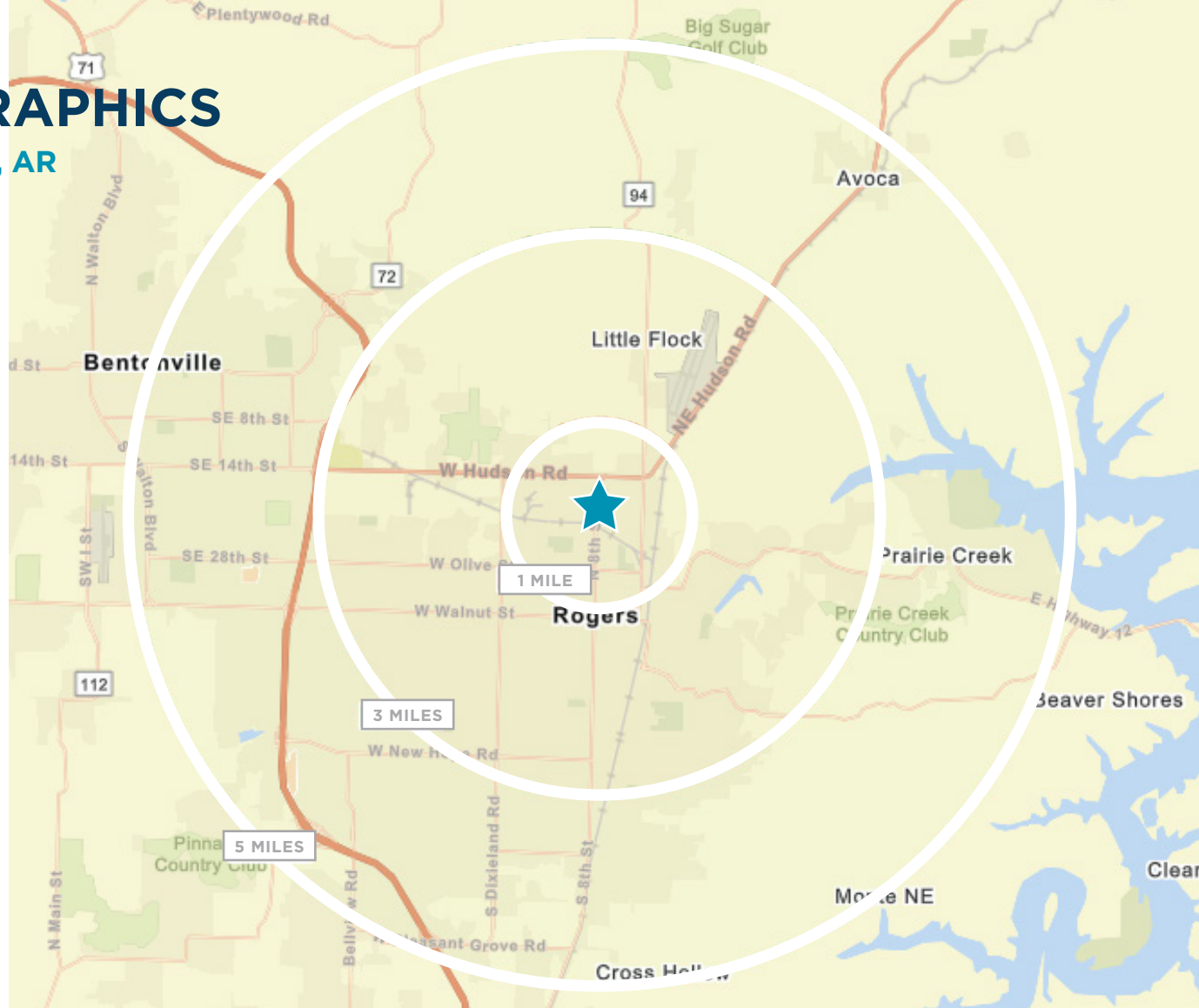
710 W ROSELAWN DRIVE | ROGERS, AR

**92**  
HEALTHCARE

**11**  
HOTELS

**91**  
AREA  
RESTAURANTS

**281**  
RETAIL



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	7,290	46,562	90,188
Households:	2,531	16,857	31,348
Average Household Size:	2.8	2.7	2.6
Average Household Income:	\$81,758	\$93,118	\$104,670
Total Businesses:	230	1,582	4,157
Total Employees:	5,608	20,805	70,385

\*Information above refers to a 3 mile radius from the subject property

**FOR MORE INFORMATION, CONTACT:**



**AARON NICHOLSON**

Principal  
Direct: 501 392 5990  
Mobile: 501 230 6639

[anicholson@sagepartners.com](mailto:anicholson@sagepartners.com)



**JOHNNY GALLOWAY**

Brokerage  
Office: 479 845 3000  
Mobile: 713 203 5491

[jgalloway@sagepartners.com](mailto:jgalloway@sagepartners.com)



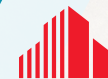
**MARSHALL SAVIERS**

CEO, Principal  
Direct: 479 845 3042  
Mobile: 479 422 1620

[mtsaviers@sagepartners.com](mailto:mtsaviers@sagepartners.com)

**CUSHMAN & WAKEFIELD | SAGE PARTNERS DISCLOSURE**

Cushman & Wakefield | Sage Partners has been engaged by the owner of the Property to market it for sale. Information concerning the Property has been obtained from sources other than Sage Partners and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.



**CUSHMAN &  
WAKEFIELD**

