

NEW CONSTRUCTION OFFICE/FLEX FOR LEASE



2420 SOUTH 8TH STREET

Rogers, AR 72758



PROPERTY DESCRIPTION

Prime opportunity to grow your business in these brand new construction office/flex spaces for lease just off S 8th St in Rogers. Located in a high-traffic area that sees around 24,000 VPD, this space offers excellent visibility for your business. Construction is nearly complete, now is the perfect time to secure your space. Suites include 3 corner office suites at 1,000 SF each and 2 warehouse/flex suites in the middle at 2,000 SF each. The landlord will include a finished bathroom and HVAC installation in the suite, with additional tenant improvements available and amortized into the lease agreement.

PROPERTY HIGHLIGHTS

- New Construction Office/Flex Space
- Located off S 8th St (24,000 VPD)
- LL to Deliver each Suite with a Finished Bathroom and HVAC Installed
- Flexible Leasing Options

OFFERING SUMMARY

Lease Rate:	\$19 - 25 SF/yr (NNN)
Number of Units:	5
Available SF:	1,000 - 5,000 SF
Building Size:	10,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,550	17,420	35,023
Total Population	8,089	49,368	98,089
Average HH Income	\$72,902	\$95,374	\$112,617

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SALMONSEN GROUP

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 10,000 SF	Lease Rate:	\$19 - \$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2420 S 8th St Suite 101	Available	1,000 SF	NNN	\$25.00 SF/yr	-
2420 S 8th St Suite 110	Available	1,000 SF	NNN	\$25.00 SF/yr	-
2420 S 8th St Suite 105	Available	1,000 SF	NNN	\$25.00 SF/yr	-
2420 S 8th St Suite 5	Available	2,000 SF	NNN	\$19.00 SF/yr	-
2420 S 8th St Suite 101 & 5	Available	3,000 SF	NNN	\$21.50 SF/yr	-
2420 S 8th St Suite 6	Available	2,000 SF	NNN	\$19.00 SF/yr	-
2420 S 8th St Suite 5&6	Available	4,000 SF	NNN	\$19.00 SF/yr	-

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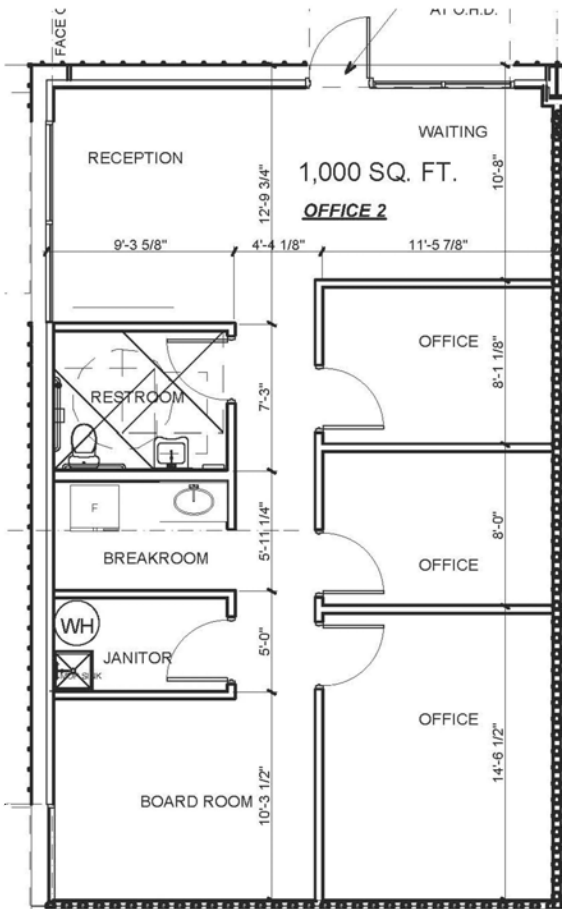
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SUITE 101 PHOTOS & FLOORPLAN

Rogers, AR 72758

Suite 101: +/- 1,000 SF



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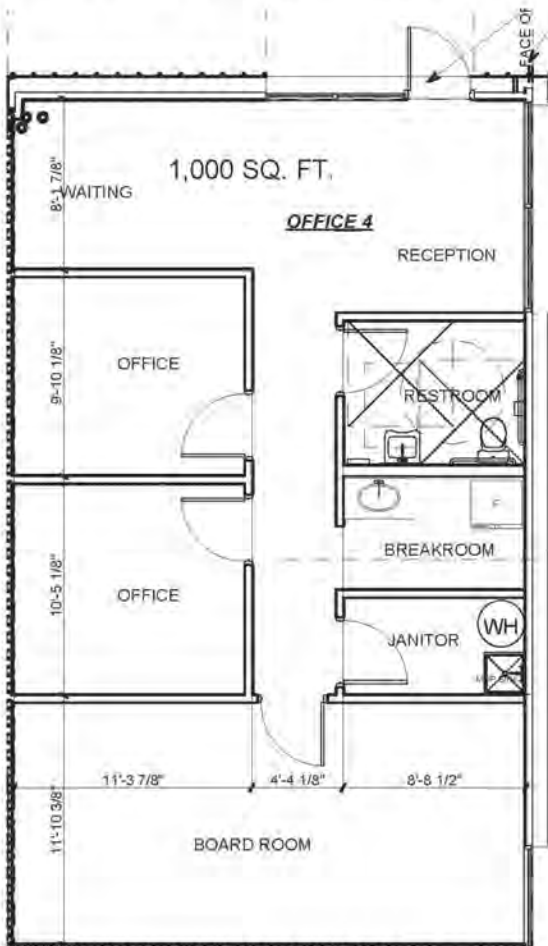
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SUITE 105 PHOTOS & FLOORPLAN

Rogers, AR 72758

Suite 105: +/- 1,000 SF



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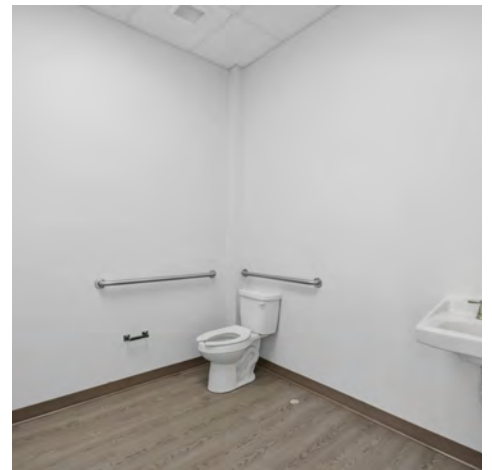
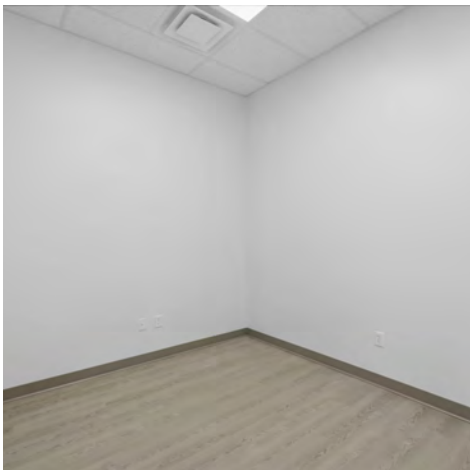
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NEW CONSTRUCTION OFFICE/FLEX FOR LEASE



SUITE 110 PHOTOS

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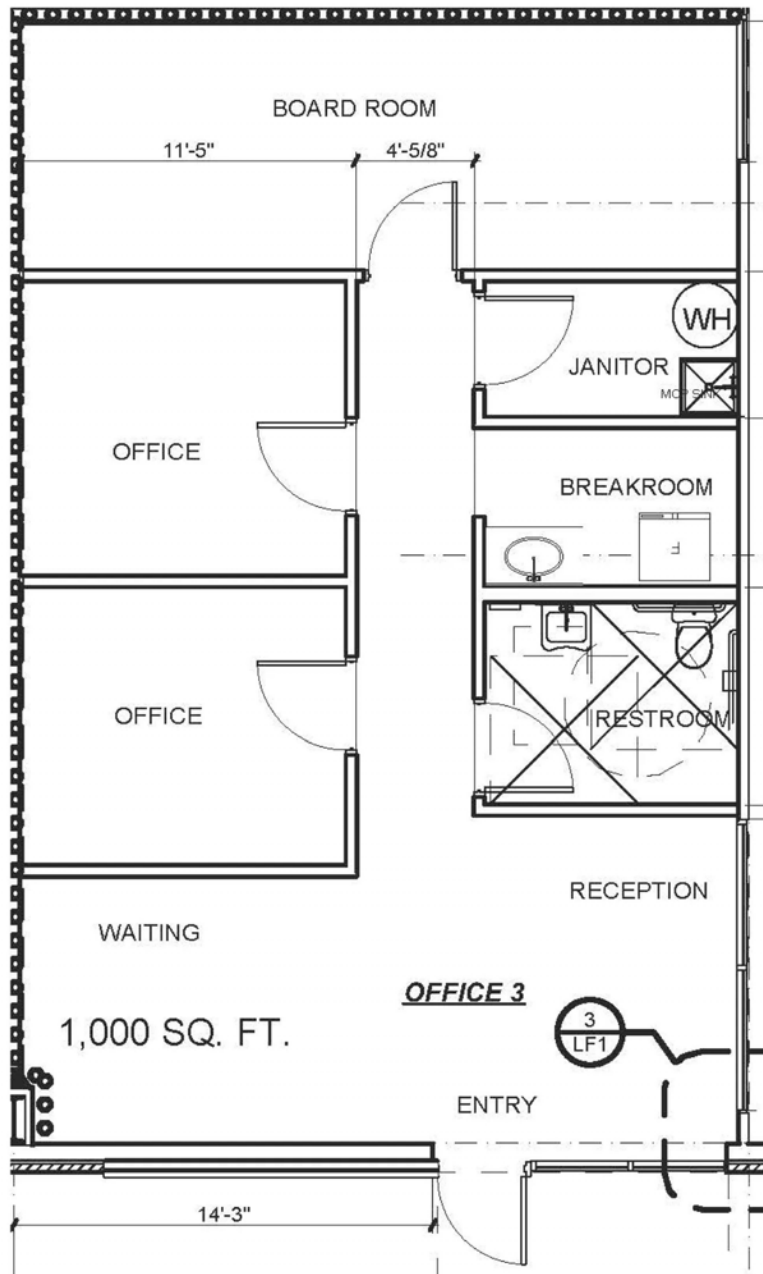
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SUITE 110 FLOORPLAN

Rogers, AR 72758



Suite 110: +/- 1,000 SF

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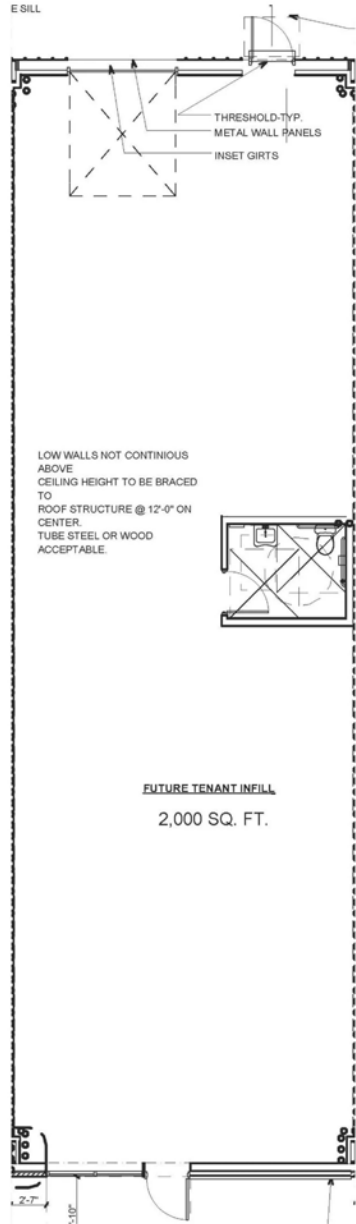
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SUITE 5 PHOTOS & FLOORPLAN

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**Suite 5
+/- 2,000 SF
Warehouse/Flex**



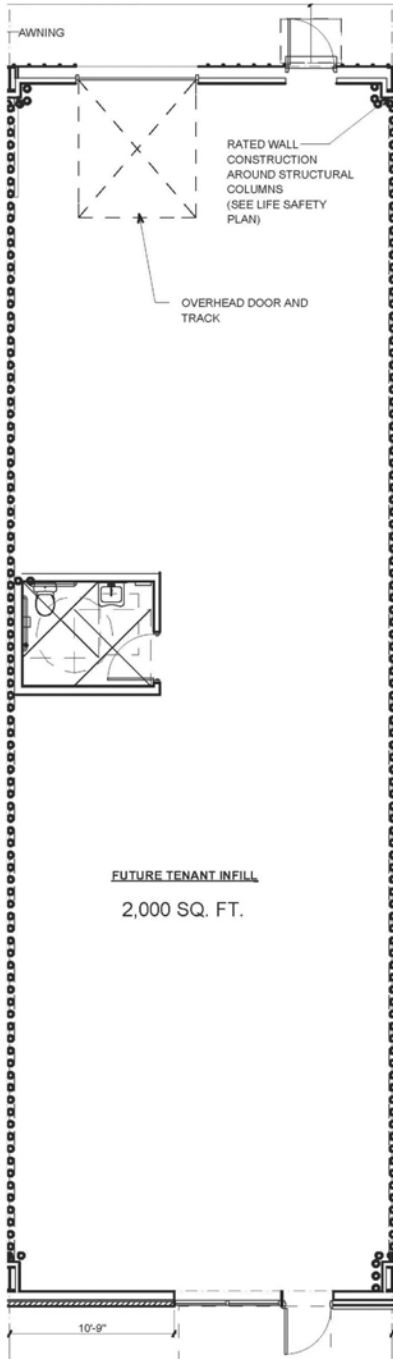
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SUITE 6 PHOTOS & FLOORPLAN

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**Suite 6
+/- 2,000 SF
Warehouse/Flex**



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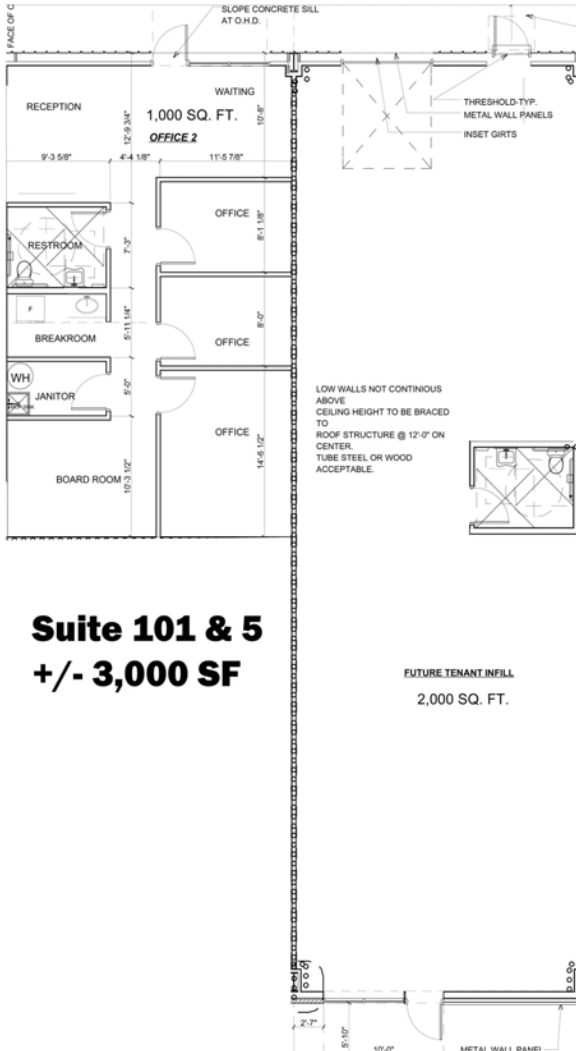
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**Suite 101 & 5
+/- 3,000 SF**

FUTURE TENANT INELL
2,000 SQ. FT.

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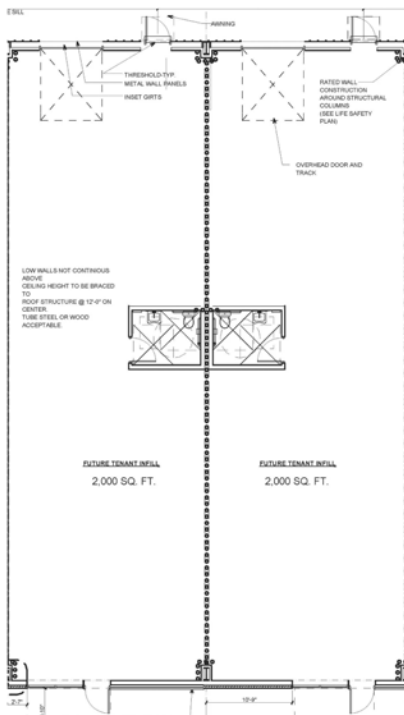
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NEW CONSTRUCTION OFFICE/FLEX FOR LEASE



SUITE 5 & 6

Rogers, AR 72758



**Suite 5&6
+/- 4,000 SF
Warehouse/Flex**



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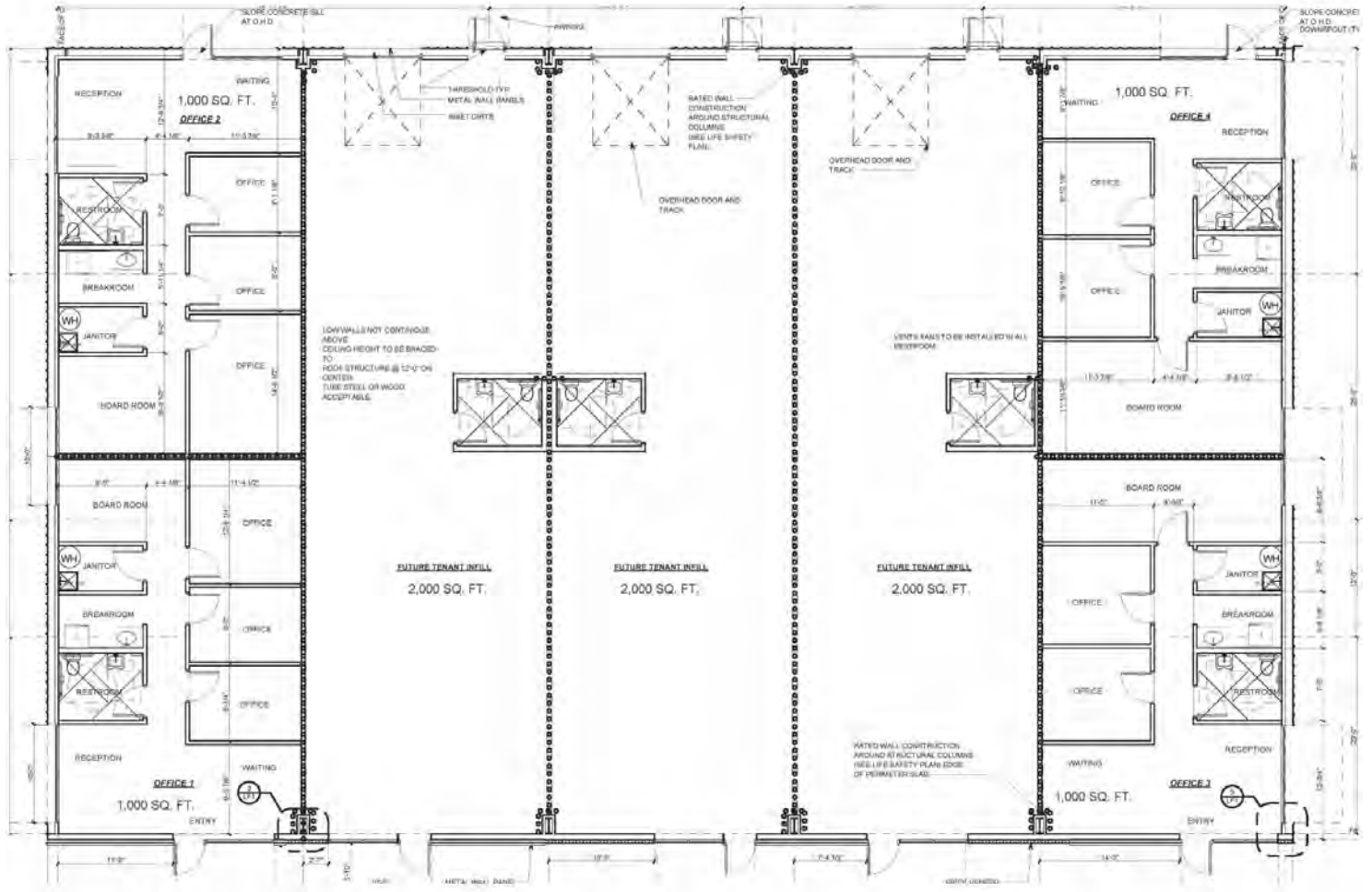
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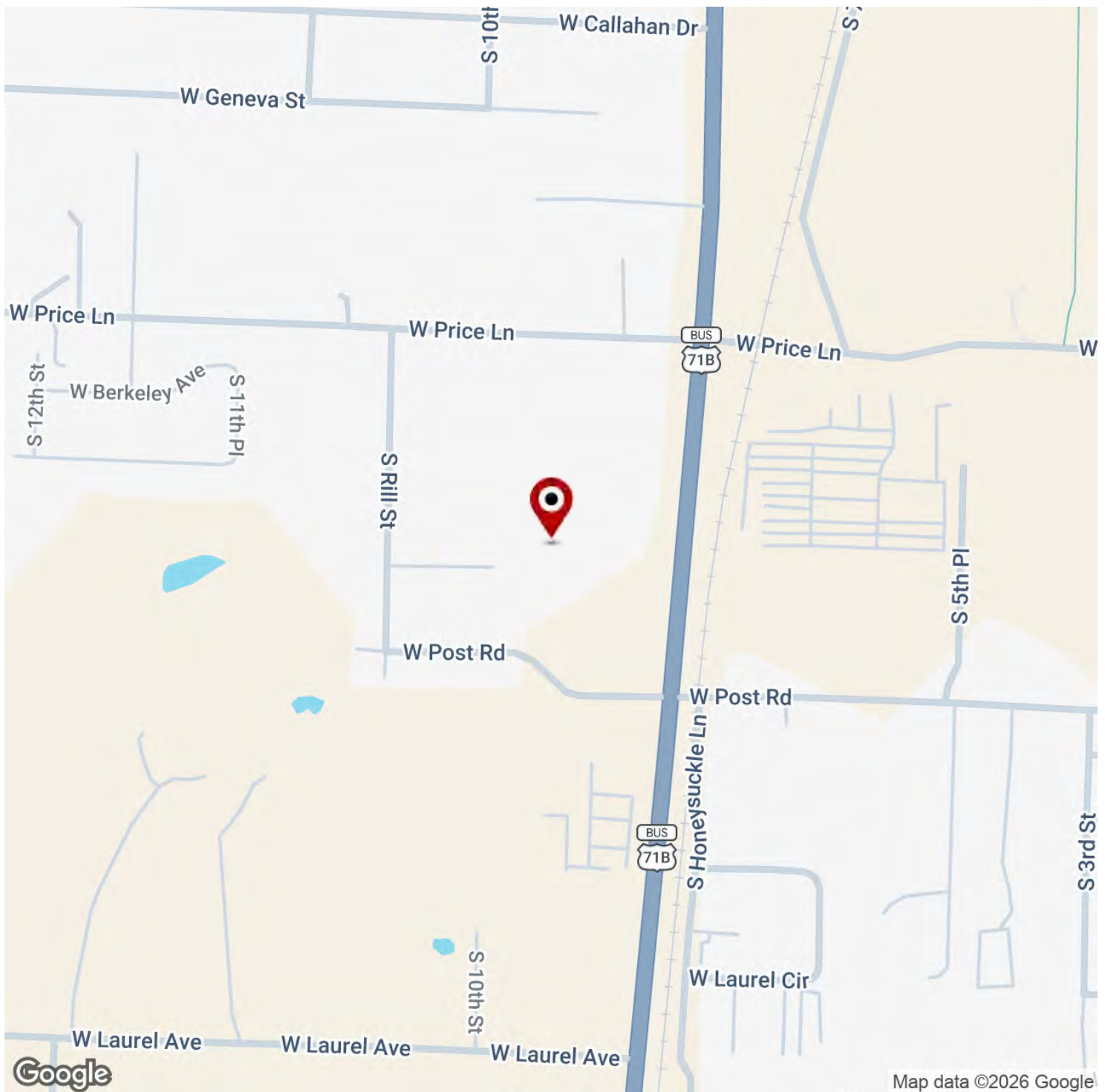
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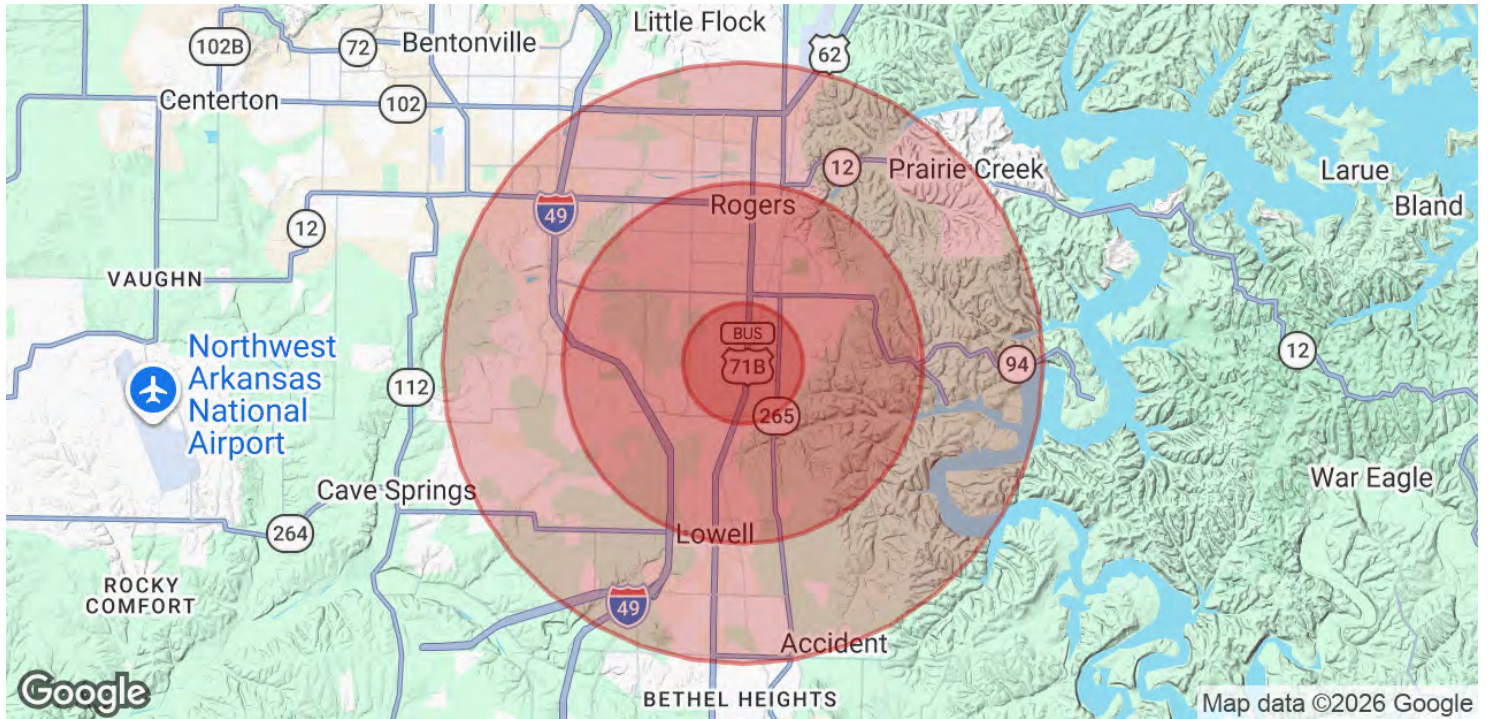
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,089	49,368	98,089
Average Age	34	36	36
Average Age (Male)	32	35	35
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,550	17,420	35,023
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$72,902	\$95,374	\$112,617
Average House Value	\$241,766	\$284,462	\$331,302

2020 American Community Survey (ACS)

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