

3605 SOUTHERN HILLS BLVD, ROGERS

OFFICE SPACE FOR LEASE

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EXECUTIVE SUMMARY

±7,100 SF – ±41,464 SF of office space is currently available for lease in demisable configurations at 3605 Southern Hills Blvd, including the ability to lease the entire ±41,464 SF available footprint. Available options include Suite B, offering ±7,100 SF on the first floor, Suite A, offering ±34,200 SF across the first and second floors, or a combined ±41,464 SF opportunity. The remaining portion of the building is occupied by Friendship Community Care. Offered at \$23.50 PSF NNN, the available office space presents an exceptional opportunity in one of the region's most accessible corridors. Located just a half-mile drive from Interstate 49, the property also benefits from a brand-new roundabout off Pleasant Grove Road providing direct connectivity to Southern Hills Blvd. The building features excellent accessibility, abundant on-site parking, and a highly convenient location within the thriving Pinnacle area, making it ideal for corporate users seeking visibility, efficiency, and ease of access for employees and clients alike.

3605 SOUTHERN HILLS BLVD

PROPERTY HIGHLIGHTS

7,100 SF - 41,464 SF
AVAILABLE (DEMISABLE)

SUITE A (1ST FLOOR + 2ND FLOOR) = ±34,200 SF
SUITE B (1ST FLOOR ONLY, FAR RIGHT) = ±7,100SF
SUITE A + B COMBINED = 41,464 SF TOTAL

\$23.50 PSF, NNN
LEASE RATE

0.5 MILE
DISTANCE TO I-49

AERIAL VIEW



LIFE CHURCH



SITE



DULUTH TRADING CO.

80,000 VPD



THE GODDARD SCHOOL

LIGHTHOUSE FINANCIAL

Security National MORTGAGE COMPANY

WILSON-COKER

Southern Hills Blvd

JEFFRIES EYE ASSOCIATES

Generations Bank

CASEY'S GENERAL STORE



Varner Family Dentistry

Pleasant Grove Rd: 15,000 VPD

Pleasant Grove Rd: 15,000 VPD



NEW ROUNDABOUT

3605 SOUTHERN HILLS BLVD

AERIAL VIEW



Walmart
Neighborhood Market

TopCoff

Walmart
amp

Mercy

Pinnacle Hills
Promenade

LIFE CHURCH
ROGERS

A. G. Russell
KNIVES

SITE

49

80,000 VPD

49

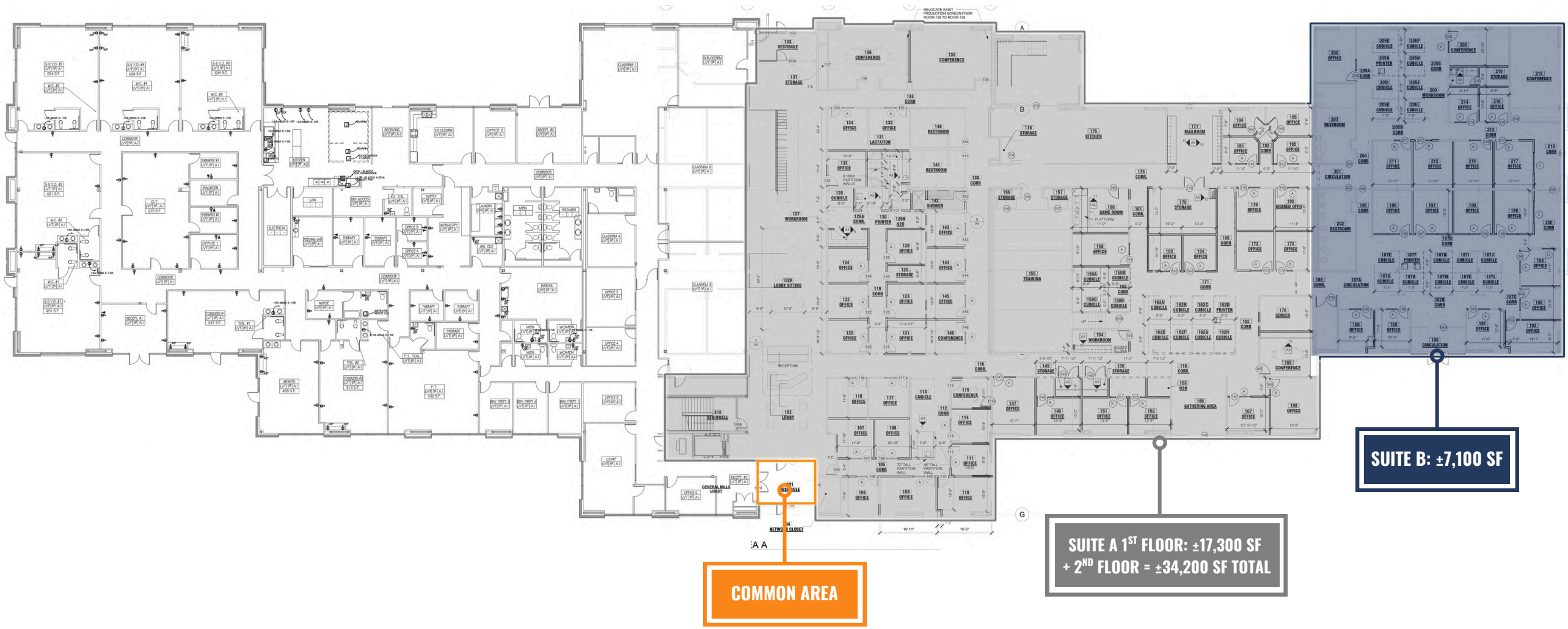
N 28th St

Southern Hills Blvd

3605 SOUTHERN HILLS BLVD

OLIVER
LAW FIRM

DEMISABLE FLOOR PLAN OPTIONS



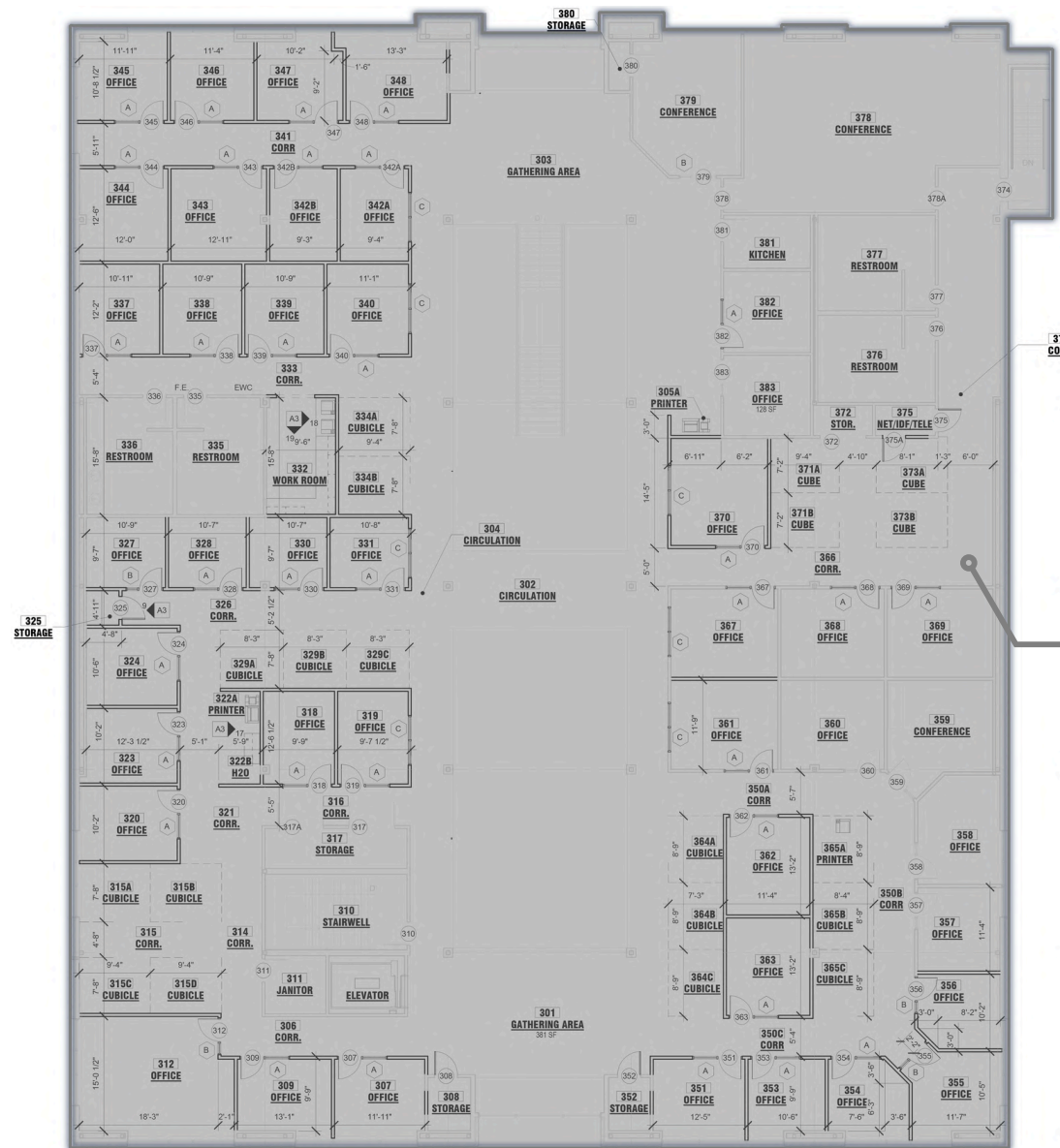
SUITE B: ±7,100 SF

**SUITE A 1ST FLOOR: ±17,300 SF
+ 2ND FLOOR = ±34,200 SF TOTAL**

COMMON AREA

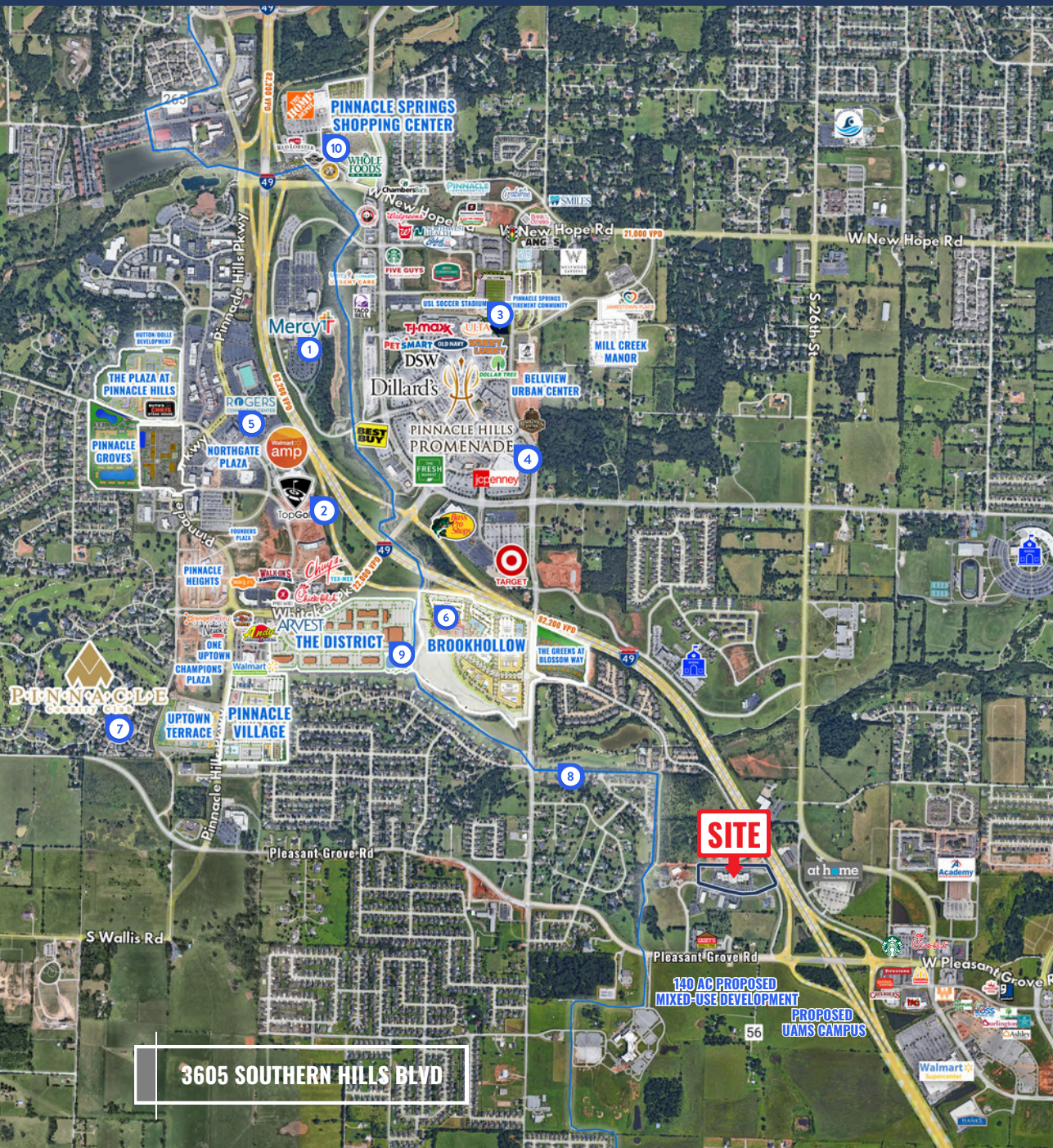
3605 SOUTHERN HILLS BLVD

SUITE A SECOND FLOOR



SUITE A 2ND FLOOR: ±16,900 SF
+ 1ST FLOOR = ±34,200 SF TOTAL

AMENITIES MAP



1- MERCY HOSPITAL

\$277 million hospital expansion adding 150 additional patient beds, rooms and expanded services to meet the needs of the growing market

2- TOP GOLF

Golf, party, sports bar and restaurant venue along Interstate-49

3- UNITED SOCCER LEAGUE

proposed men's professional soccer league stadium that will also be a venue for concerts and other gatherings

4- PINNACLE HILLS PROMENADE

A premier shopping destination in Northwest Arkansas offering outdoor boutique and national retailers

5- ROGERS CONVENTION CENTER

Number one meeting and event facility in Northwest Arkansas offering expansive and versatile space for events of all sizes and anchored by Embassy Suites

6- MULTIMILLION DOLLAR DEVELOPMENTS

Totaling more than \$450 million and growing, the Pinnacle Hills / Uptown submarket of Rogers is surrounded by new office, retail and mixed-use developments either completed, planned or under construction within the past 18 months

7- PINNACLE HILLS COUNTRY CLUB

Home to many senior-level executives and professional service providers with an average of \$260k of annual median net worth income and estate-sized homes.

8- RAZORBACK GREENWAY TRAIL SYSTEM

Accessibility to more than 450 miles of dirt and paved trails spanning from Bella Vista to Fayetteville

9- THE DISTRICT

A 368-acre mixed-use development including office, retail, outdoor plaza, apartments, parking deck and hotel

10- PINNACLE SPRINGS SHOPPING CENTER

A 80,498-square-foot mixed-use development anchored by Whole Foods with two planned phases including townhomes, parking garage, retail and office buildings

3605 SOUTHERN HILLS BLVD

ZOOMED IN AERIAL VIEW



SITE

**140 AC PROPOSED
MIXED-USE DEVELOPMENT**

**PROPOSED
UAMS CAMPUS**

**M
MATHIS HOME
FURNITURE SUPERSTORE**

CARmax

3605 SOUTHERN HILLS BLVD



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**PROPERTY
PHOTOS**

SITE DEMOGRAPHICS 3-MILE RADIUS

KEY FACTS

49,896

Population

34.2

Median Age



17,976

Households

\$84,050

Median Disposable Income

EDUCATION

9%

No High School Diploma



26%

High School Graduate



22%

Some College



43%

Bachelor's/Grad/Prof Degree

INCOME



\$104,352

Median Household Income



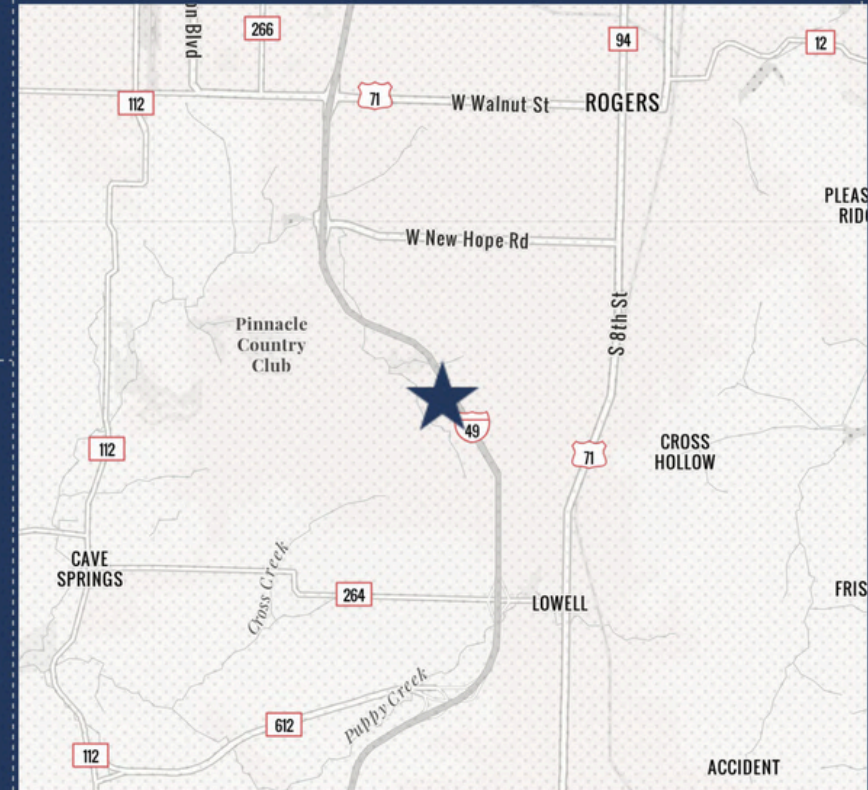
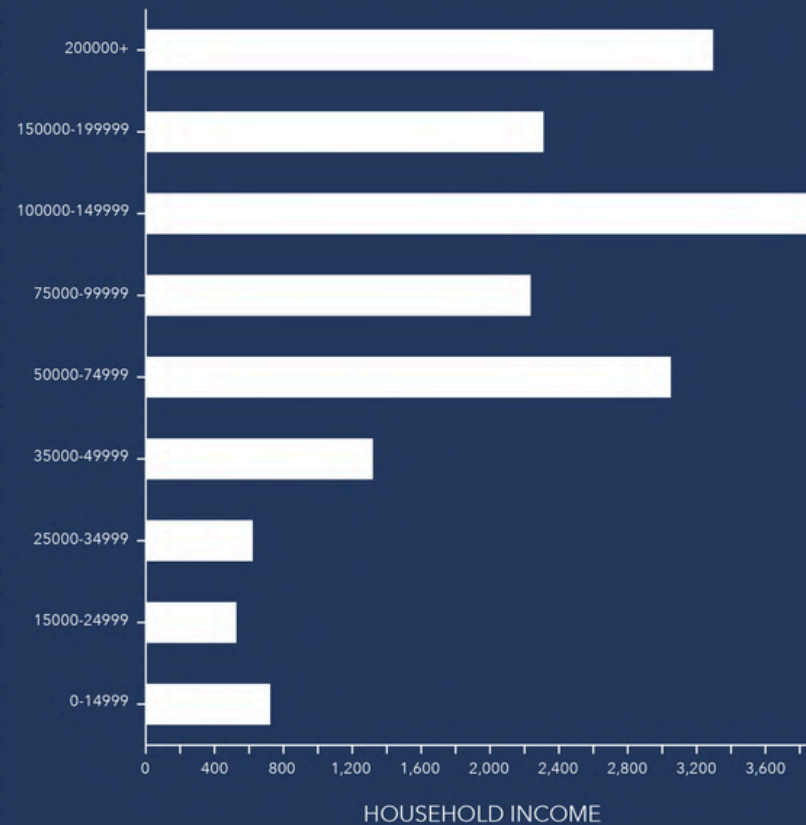
\$48,876

Per Capita Income



\$287,424

Median Net Worth



EMPLOYMENT



White Collar

65%



Blue Collar

22%



Services

13%

2.5%

Unemployment Rate

3605 SOUTHERN HILLS BLVD

LOCATION CONVENIENCE

The Heart of Northwest Arkansas

Rogers, Arkansas, is a vibrant economic hub in Northwest Arkansas, known for its rapid development and high quality of life. With new retail, commercial, and residential developments, it leverages its position near major roadways like Interstate 49 for robust connectivity. This thriving city attracts a diverse workforce, supported by regional educational resources, making it an ideal place for growth and innovation.



8.3
MILES



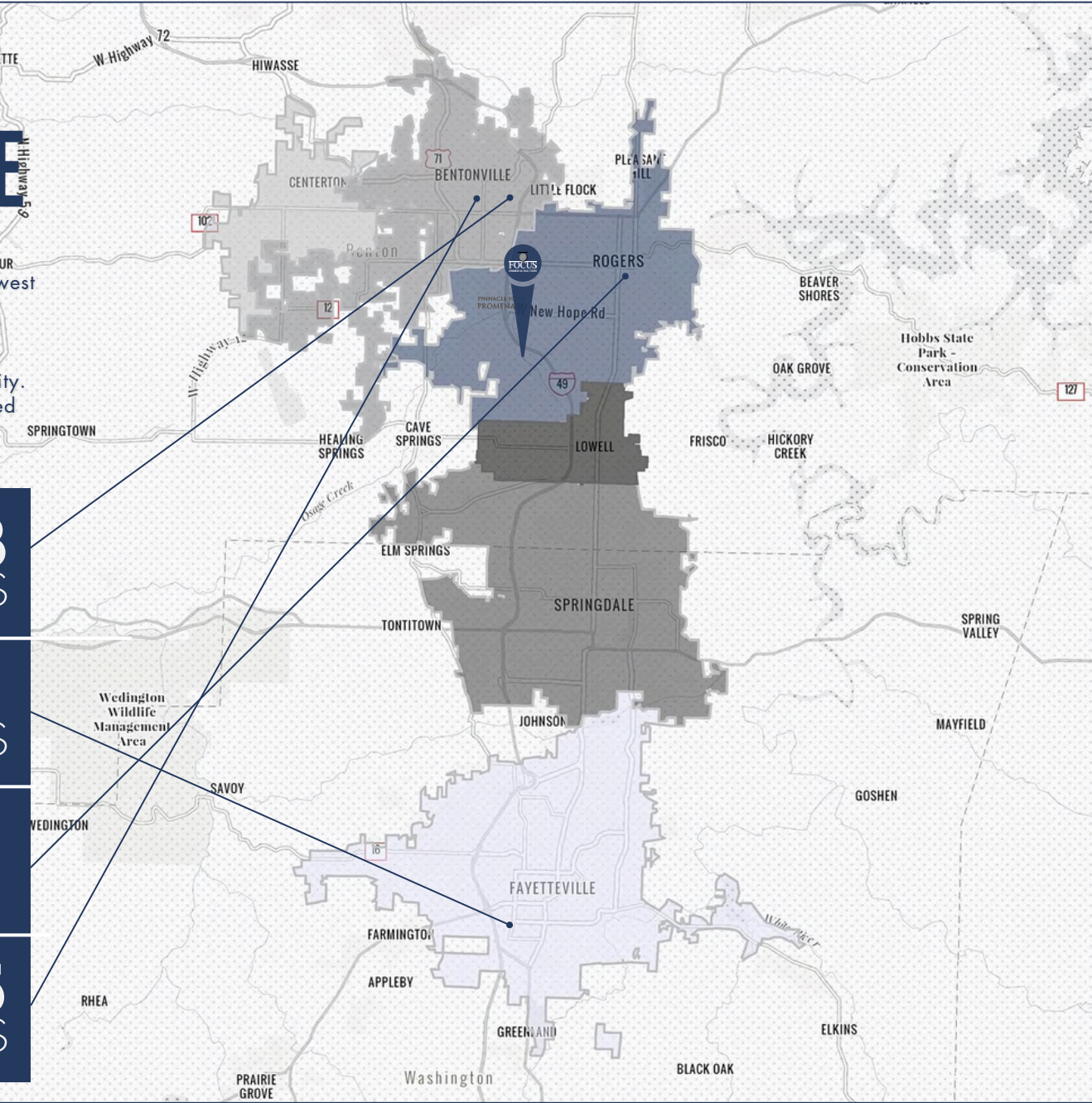
17
MILES



1
MILE



5.5
MILES



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**MARKET
OVERVIEW**

3605 SOUTHERN HILLS BLVD



Walmart built a new 350-acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.

REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

3605 SOUTHERN HILLS BLVD

6th

Fastest Growing
Metros in America

VISUAL
CAPITALIST

26^B

Gross MetroProduct
Northwest Arkansas

bea
Bureau of Economic Analysis
U.S. DEPARTMENT OF COMMERCE

26th

Gross MetroProduct
Northwest Arkansas

U.S. BUREAU
OF LABOR
STATISTICS

TOP 10

Real EstateMarket
in 2023 and into the future

NATIONAL
ASSOCIATION OF
REALTORS®

3rd

Hottest U.S. Job Market Metro
Areas Under 1 Million Pop.

THE WALL STREET JOURNAL
WSJ

8th

Best Performing Large
City in the U.S.

MILKEN
INSTITUTE

484

Total Miles of Outdoor
Recreation Trails

USNews

2nd

Best Metro Area for
Minority Entrepreneurs

FAST COMPANY

TOP 10

Best Place to Live
in the U.S.

USNews

WHY NORTHWEST ARKANSAS?

A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

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