

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758

PHYSICIAN INVESTMENT OPPORTUNITY



**KELLEY COMMERCIAL
PARTNERS**

MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycp.com

PHILIP SCHMIDT
PARTNER | AGENT
C 501.804.4447 | O 479.695.8264
pschmidt@kelleycp.com

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758

AVAILABLE

±1,800 - 6,021 SF

[View Site Video](#)

PRICE

\$38.75 NNN

COMMENTS

- New Class A Medical Development
- Unique Physician Owned Model
- Strategically located right off the new Oak Street Interstate Overpass in fast growing area of Rogers
- Surrounded by other new complementary medical uses and several new multifamily developments
- First building will be completed in June 2025
- Parking Ratio: 5 parking spaces / 1,000 building SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	141	10,599	26,801	77,400
AVERAGE HH INCOME	\$86,004	\$124,209	\$109,285	\$128,692
TOTAL HH	64	4,720	12,038	30,981

TRAFFIC COUNTS

- Walnut St - 27,053 VPD
- New Hope Rd - 25,377 VPD
- I-49 - 80,000 VPD
- S Promenade Blvd - 12,500 VPD



MATT STROM, CCIM
 PARTNER | AGENT
 C 479.650.8980 | O 479.695.8262
 mstrom@kelleycp.com

PHILIP SCHMIDT
 PARTNER | AGENT
 C 501.804.4447 | O 479.695.8264
 pschmidt@kelleycp.com

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758



Multi-Family Development

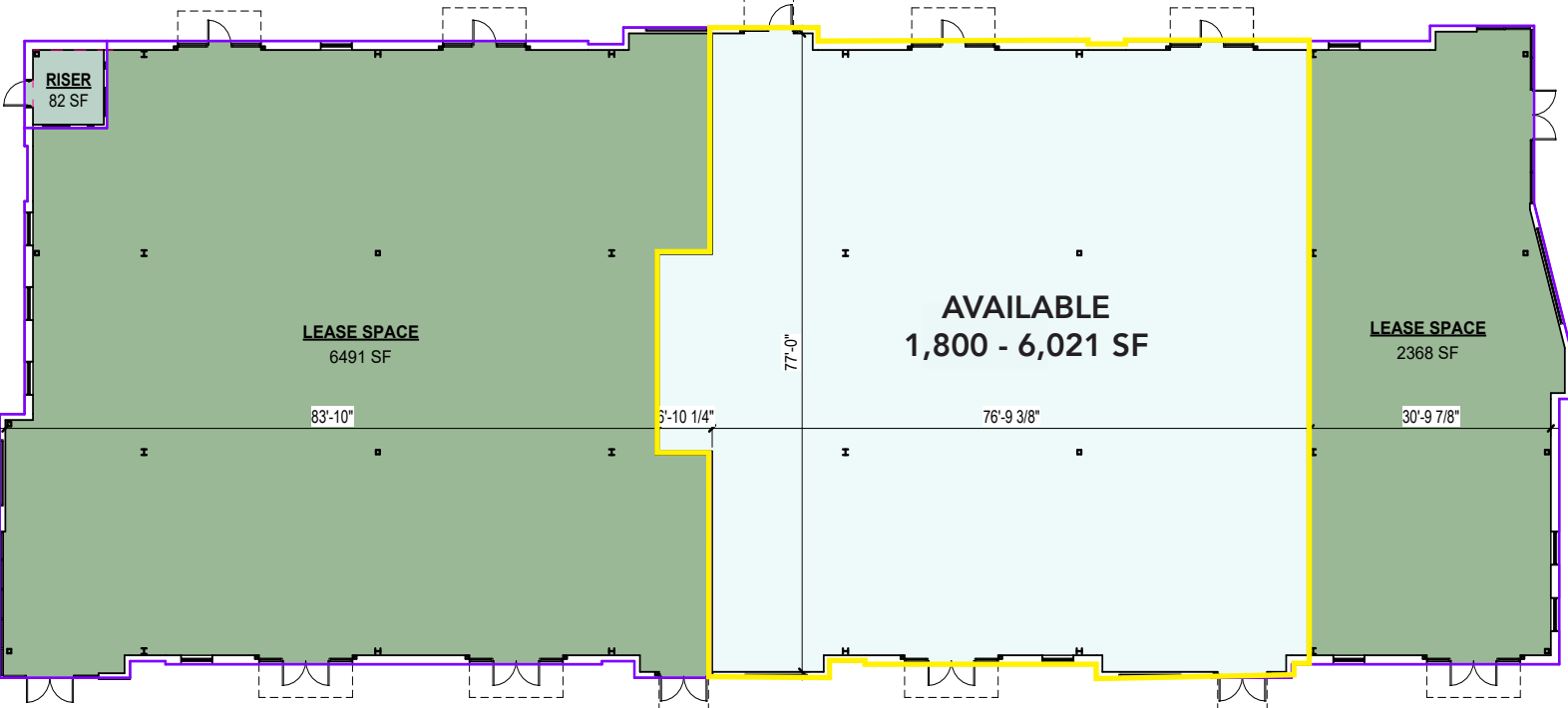
 **KELLEY COMMERCIAL PARTNERS**

MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycp.com

PHILIP SCHMIDT
PARTNER | AGENT
C 501.804.4447 | O 479.695.8264
pschmidt@kelleycp.com

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758



LEGEND

- AVAILABLE
- COMMON
- LEASE SPACE

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758

MOB C / Phase II - 74,000 SF

MOB A / Phase I - 15,000 SF

MOB B / Phase I - 28,000 SF

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758



The Promenade Wellness Campus offers healthcare providers the opportunity to lease Class-A space in one of the most dynamic healthcare markets in the country

The 115,000 square foot campus is located at the nexus of a multi-billion dollar trade area on S. Promenade Boulevard and W. Oak Street (extension across I49).

Phase I - Expected delivery Q3 2025
43,000 SF (MOB A - 15,000 SF and MOB B - 28,000 SF)

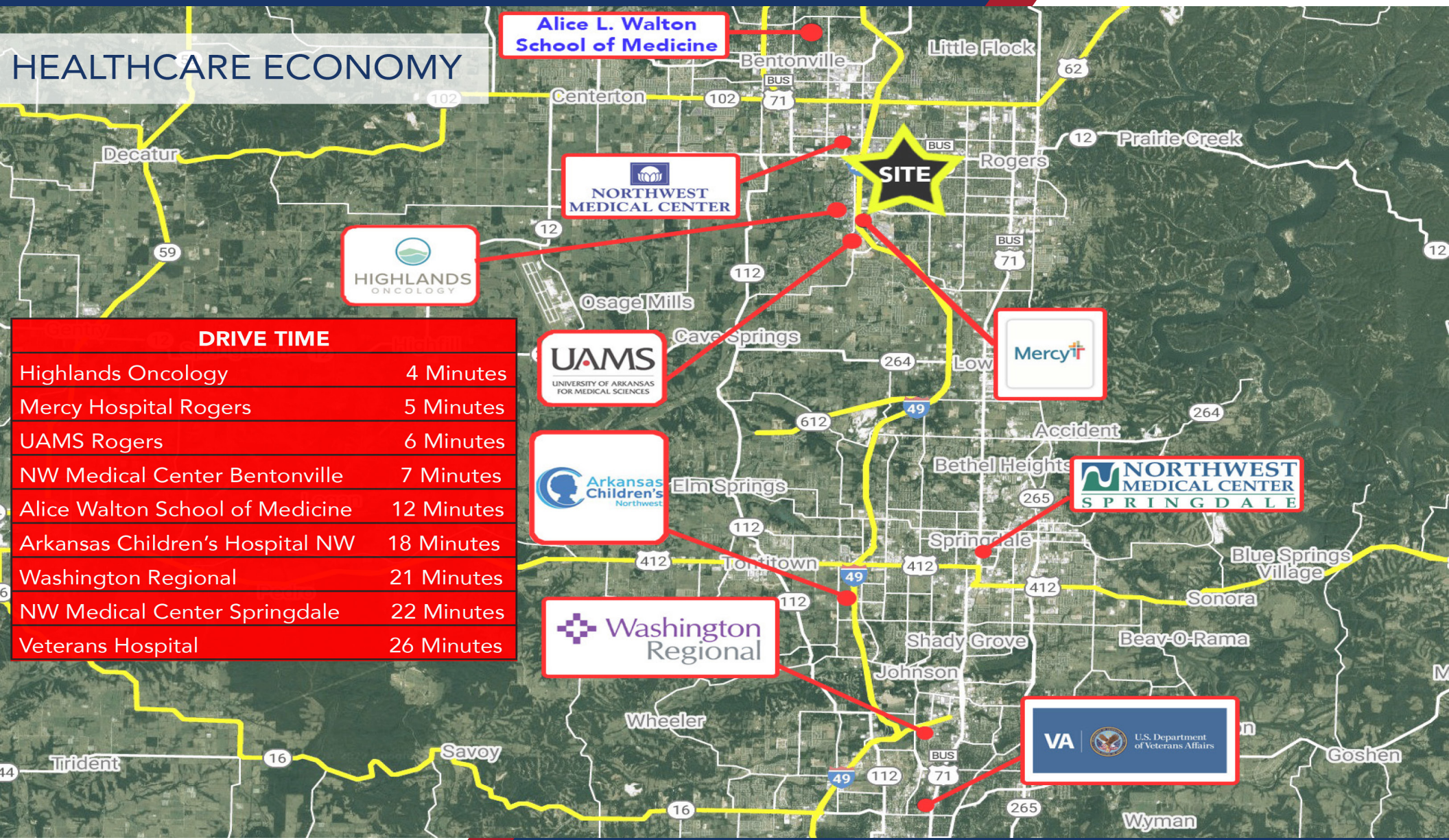
MOB A / Phase I - 15,000 SF

PHYSICIAN INVESTMENT OPPORTUNITIES AVAILABLE

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758

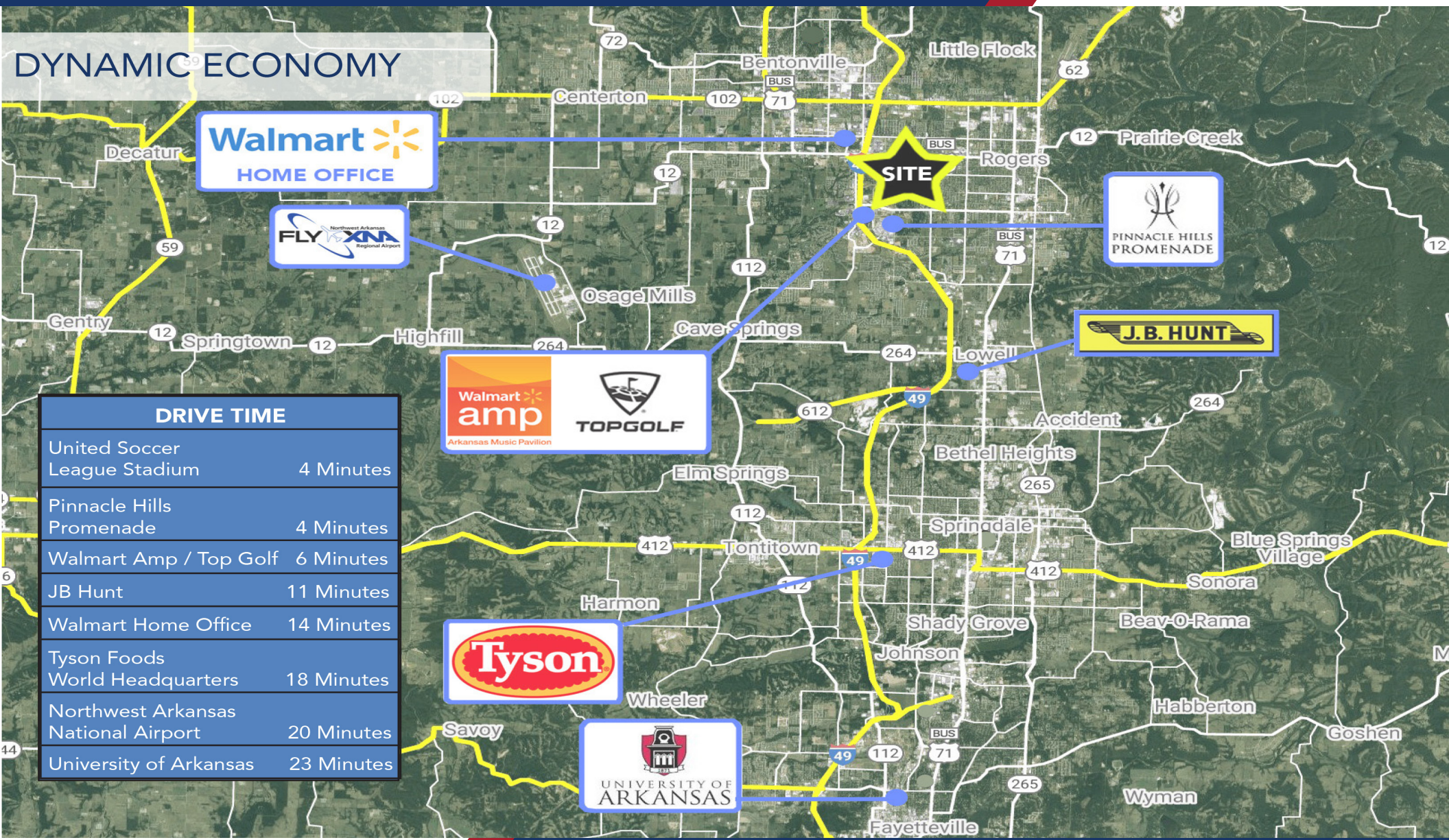
HEALTHCARE ECONOMY



PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758

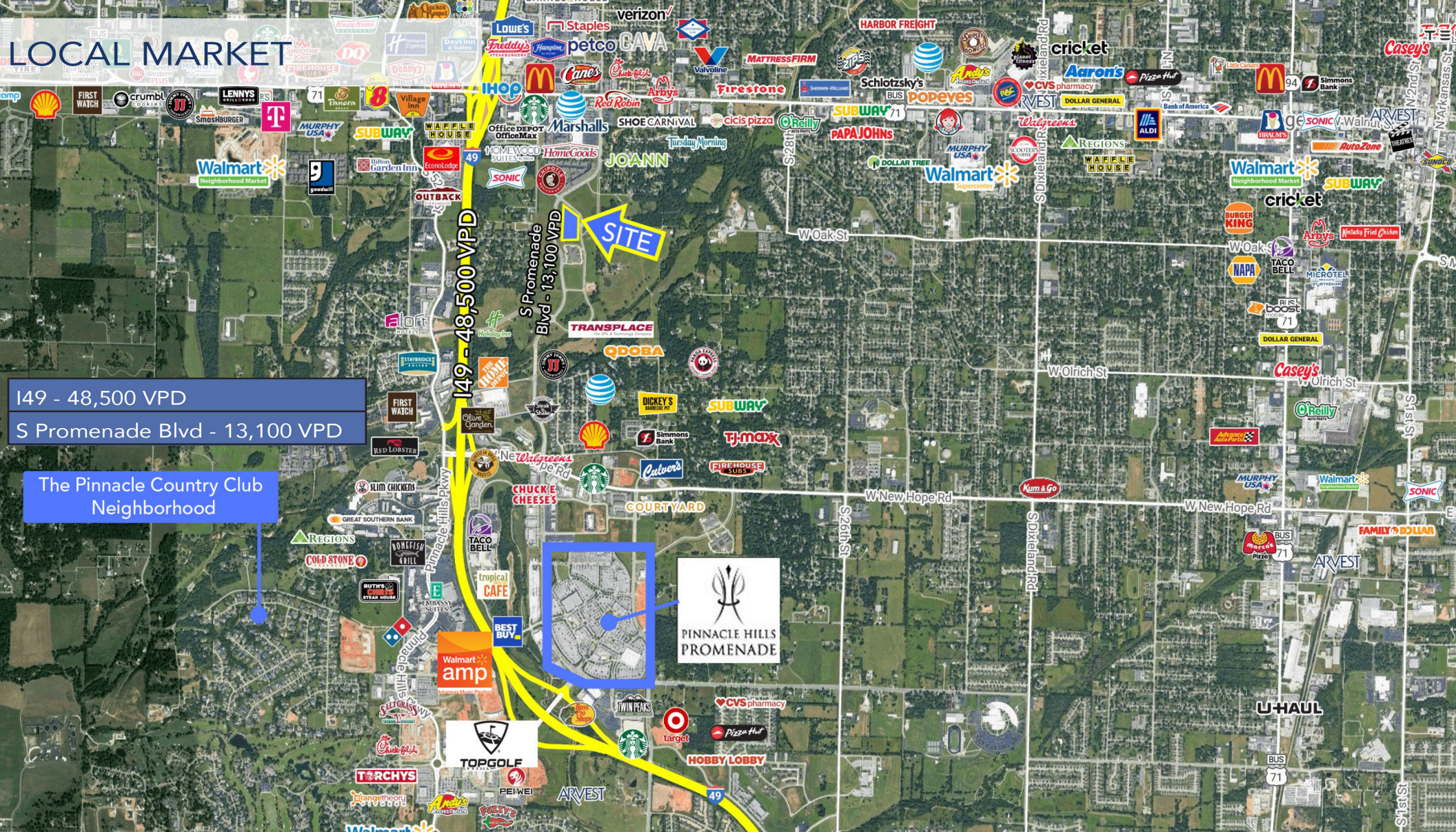
DYNAMIC ECONOMY



DRIVE TIME	
United Soccer League Stadium	4 Minutes
Pinnacle Hills Promenade	4 Minutes
Walmart Amp / Top Golf	6 Minutes
JB Hunt	11 Minutes
Walmart Home Office	14 Minutes
Tyson Foods World Headquarters	18 Minutes
Northwest Arkansas National Airport	20 Minutes
University of Arkansas	23 Minutes

PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758



PROMENADE MEDICAL DEVELOPMENT

S Promenade Blvd & W Oak St | Rogers AR 72758

WHY PROMENADE MEDICAL CAMPUS

Economic Drivers

Three Fortune 500 Headquarters with \$100M+ in annual revenue

Walmart – New 350 acre HQ to be completed 2025 (“the largest capital improvement project” in the history of Arkansas)

More than 14,000 people work at the Walmart Headquarters in Bentonville, Arkansas

Tyson - Corporate offices nationwide to be consolidated into One Tyson HQ bringing 1,000 jobs to NWA

1,700 people work at the Tyson Headquarters in Springdale, Arkansas

JB Hunt - New operations to be added nationwide
Nearly 15,000 people work for JB Hunt in Lowell, Arkansas

Northwest Arkansas National Airport

Excellent connectivity to the world. Twenty three direct destinations and six airlines serving the region

University Presence

The University of Arkansas, John Brown University, and Northwest Arkansas Community College are all located in Northwest Arkansas

Growth

NWA population expected to double by 2045
Population growth faster than 94 of top 100 MSAs

NORTHWEST ARKANSAS BY THE NUMBERS

U.S. NEWS AND WORLD REPORT 2022

#7
Best Places to Live

#18
Fastest Growing Places

#83
Best Place to Retire

WALL STREET JOURNAL

#3
Best Job Market for Small Cities

Healthcare Advancement

Mercy Health System

\$500M expansion announced in May

UAMS Expansion

Multiple projects underway in Northwest Arkansas: 2021 acquisition of 40 acres of land near I-49 in Rogers and \$85M orthopedic and sports medicine center near I-49 in Springdale adjacent to the Arkansas Children’s Northwest

Arkansas Children’s NW Hospital

Completed in 2018 with an overall financial investment of \$427.7M

Whole Health Institute Opening 2024

Founded by Alice Walton and focused on taking a “transformative approach to health and wellbeing.”

Alice L. Walton School of Medicine Opening Fall 2025 (Bentonville)

For more details on NWA’s healthcare demand: [Northwest Arkansas Council’s 2019 Healthcare Impact Report](#)



MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycp.com

PHILIP SCHMIDT
PARTNER | AGENT
C 501.804.4447 | O 479.695.8264
pschmidt@kelleycp.com

ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



PHILIP SCHMIDT

PARTNER | AGENT

📞 479.695.8264 | 📠 501.804.4447
pschmidt@kelleycp.com



MATT STROM, CCIM

PARTNER | AGENT

📞 479.695.8262 | 📠 479.650.8980
mstrom@kelleycp.com

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



**KELLEY COMMERCIAL
PARTNERS**

kelleycp.com |   

CHAINLINKS
RETAIL ADVISORS