

High-Visibility Commercial Lease Space in the Railyard Entertainment District – Zoned T5.2

Downtown Rogers

216 E. Poplar St, Unit 102, Rogers, AR 72756



Brenda Lee, RENE

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EXECUTIVE SUMMARY

216 E. Poplar St Unit 102, Rogers, AR 72756



OFFERING SUMMARY

LEASE PRICE: **\$3,500 (\$28/SQFT)**

MINIMUM LEASE TERM: **3 YEARS**

LEASE TYPE: **MODIFIED GROSS**

BUILDING SIZE: **1,500 SF**

YEAR BUILT / RENO: **2004/2023**

UTILITIES: **OWNER PAID**

TRAFFIC COUNT: **11,000**

BUILDING HIGHLIGHTS

- **Great Location near Railyard Music Pavilion & Bike Access.**
- **Build out space is open to make it easy for your space.**
- **Trending light fixtures for the Downtown vibe.**
- **2 Glass garage doors for a wonderful outdoor/indoor feel.**
- **Area below could be used for picnic benches if wanted.**
- **Excellent zoning of (T5.2) fits many business types. Mixed-use building, civic space, community service, office, professional or personal services, eating & retail.**
- **Heavy foot, bike, and vehicle traffic area.**
- **5 Ton HVAC Unit**

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

The building is in the perfect location for a lot of variety of possibilities within the space that is a blank slate ready for the next tenant to make it happen for them. Currently the space has two restrooms, office space and a storage room. The black ceiling has a modern feel with exposed iron beams along trending lighting. The two large glass garage doors make a statement of making the space feel close to nature along with it feeling bigger than it is. Build out for tenant is negotiable.

The current build-out could be used for a yoga and spin studio, retail space, office space, exhibit area or anything that is allowable with the City of Rogers.

The property is located across from the Railyard with all of the area music agenda, restaurants, splash pad, biking areas, retail & wonderful relaxing spots along the way.

LEGAL DESCR:

**Plat 3/14/1881 B-128 & Rogers City
Ord. No. 535 (Filed 379-396/Vacated
Pt. S "B" St.**

PARCEL ID:

02-02289-000

BUILDING SIZE:

1,500 Sqft

YEAR BUILT / RENO

2004 / 2023

PARKING

Street

** Please do your own inspections, market analysis and due diligence*

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SUBMARKET OVERVIEW

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East Rogers Submarket Office Stats

Vacancy Rate

1%

12 Mo. Rent Growth

3%

Availability Rate

2.3%

East Rogers Submarket – Office Stats

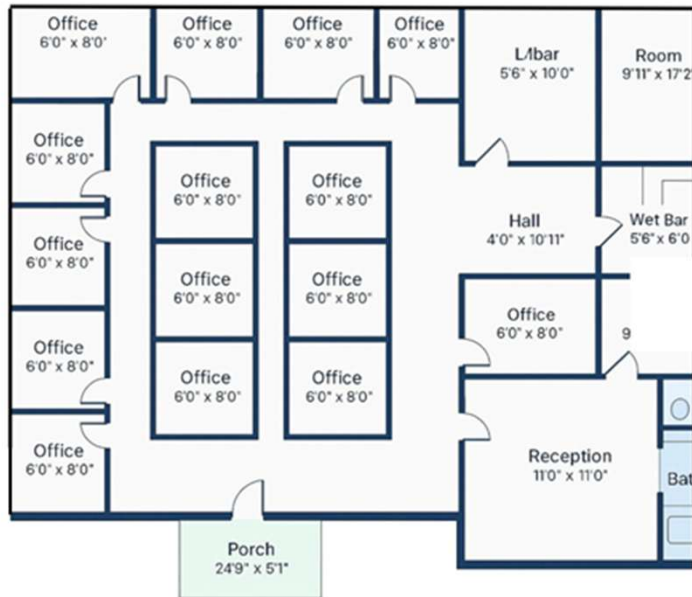
East Rogers Submarket – Office Stats

The East Rogers office submarket has a vacancy rate of 1% as of the 3rd quarter of 2025.

East Rogers vacancy rate of 1% compares to the submarket's five-year average of 2.4% and the 10-year average of 3.6%.

The East Rogers office submarket has roughly 48,000 SF of space listed as available, for an availability rate of 2.3%. As of the third quarter of 2025, there is no office space under construction in East Rogers. Nothing has been under construction in the submarket for the past 10 years.

Rents have changed by 3% year over year in East Rogers, compared to a change of 2.6% metro wide. Annual rent growth of 3.0% in East Rogers compares the submarket's five-year average of 4.8% and its 10-year average of 4.3%.



* Source: CoStar

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KEY FACTS – 5 Minute Walk

216 E. Poplar St Unit 102, Rogers, AR 72756

KEY FACTS

95

Population



Average Household Size

33.6

Median Age

\$57,940

Median Household Income

EDUCATION

9.8%

No High School Diploma



24.6%

High School Graduate



37.7%

Some College/
Associate's Degree



27.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



86

Total Businesses



886

Total Employees

EMPLOYMENT



46.2%

White Collar



33.3%

Blue Collar



17.9%

Services

0.0%

Unemployment Rate

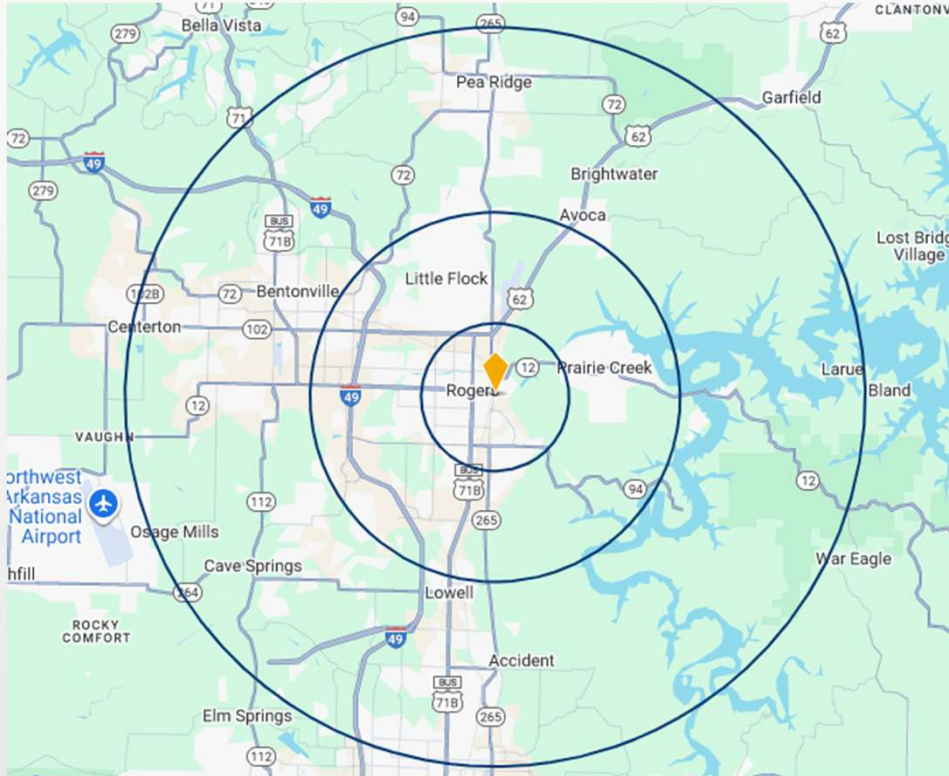
* Source: Esri

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DEMOGRAPHICS – 5 MILE RADIUS

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Population			
	2 miles	5 miles	10 miles
2020 Population	24,929	82,663	218,681
2024 Population	25,609	88,354	239,231
2029 Population Proje...	29,860	103,610	279,715

* Source: CoStar

2024 Population

88,354

**Pop Growth
(2024-29)**

3.5%

2024 Households

32,553

**HH Growth
(2024-29)**

3.5%

**2026 Med HH
Income**

\$62,048

Avg. HH Size

2.6

Traffic Counts – S. Arkansas St & E. Pine

9,509

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MARKET OVERVIEW – Northwest Arkansas

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Northwest Arkansas – Rogers, Bentonville, Fayetteville, Springdale

Economy

Northwest Arkansas continues to demonstrate economic strength, supported by a growing and increasingly diverse business landscape that draws professionals from a range of industries. Walmart remains the cornerstone of the region's economy, contributing significantly to local prosperity. The company is developing a new corporate headquarters in Bentonville, designed to foster a campus atmosphere with bike trails and sustainable mass-timber buildings across a multi-acre site.

Walmart's presence has attracted thousands of suppliers to the area, including nationally recognized companies such as Procter & Gamble, Campbell Soup, and Hershey. This concentration of vendor operations has earned Bentonville the informal title of "Vendorville." Tyson Foods has also announced the relocation of approximately 1,000 employees from offices in Illinois and South Dakota to its Northwest Arkansas base. The company is expanding its home campus, known as OnTyson, to accommodate this consolidation.

The region is further supported by a strong educational presence. The University of Arkansas, along with several other institutions, enrolls over 30,000 college students. These schools help supply a steady stream of skilled graduates to local employers. The university also serves as a major employer, with around 4,500 staff positions, and plays a central role in the regional economy.

Affordable business costs have enhanced the area's reputation as a favorable location for corporate headquarters. This, combined with a skilled labor force, has positioned Northwest Arkansas among the most dynamic and fast-growing areas in the country.

New development projects continue to reshape the landscape. One example is the Alice L. Walton School of Medicine, a four-year medical program expected to be completed by the end of next year. Additionally, the Fayetteville Regional Airport has entered the third phase of its terminal expansion project, which includes extending Concourse B to accommodate international travel.

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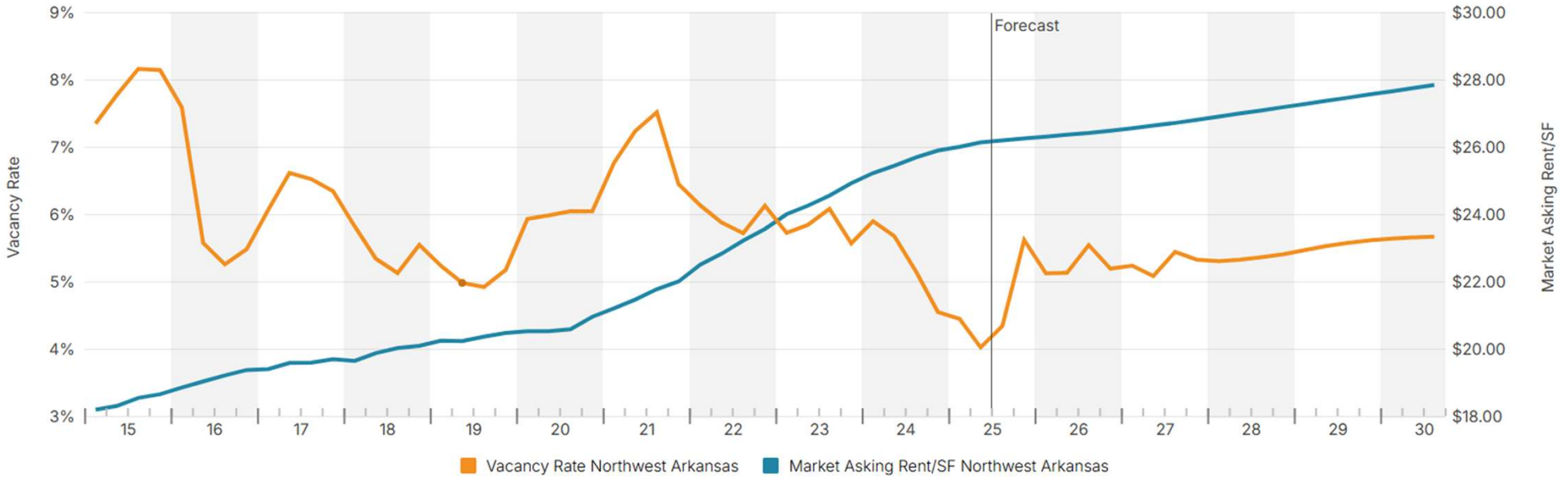
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MARKET VACANCY PROJECTIONS

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VACANCY & MARKET ASKING RENT PER SF



* Source: CoStar. Please do your own inspections, market analysis and due diligence

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Agent Representation

Who Do Real Estate Agents Represent In A Real Estate Transaction?

Arkansas law requires real estate agents to clearly disclose to all parties in a real estate transaction which party(s) he or she is representing. Real Estate Agents typically represent Sellers but can also represent Buyers as well as both Buyers and Sellers. Information about the different types of real estate representation practiced in Arkansas is listed below. You may be asked to sign an Agency Representation Disclosure Form to confirm that the Real Estate Agent identified on the form disclosed to you before you signed any document related to the transaction who he or she is representing in a real estate transaction.

What Does It Mean to Represent An Owner/Seller?

A real estate agent who enters into an agreement to sell property for an owner is known as the "Listing Agent" or "Agent for the Seller." A Listing or Seller's Agent represents the Sellers in the transaction. That means that the Listing or Seller's Agent may assist the Buyer who is not represented in purchasing the property, but the Listing or Seller's Agent's primary duty is to protect and promote the interests of the Seller. As a Buyer not represented by a Real Estate Agent you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Seller or the Seller's Agent since that Seller's Agent has a duty to pass that information on to the Seller. Confidential information may include the Buyer's real estate needs or motivations, the highest price the Buyer is willing to offer, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent A Tenant/Buyer?

A real estate agent who enters into an agreement to only represent the Buyer in a real estate transaction is known as the "Buyer's Agent." A Buyer's Agent represents the Buyer in the transaction. That means that the Buyer's Agent may assist the Seller who is not represented in selling the property, or deal with the Seller's Agent, but the Buyer's Agent's primary duty is to protect and promote the interests of the Buyer. As a Seller not represented by a Real Estate Agent you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Buyer or the Buyer's Agent since that Buyer's Agent has a duty to pass that information on to the Buyer. Confidential information may include the Seller's reason or motivation for selling, the lowest price the Seller will accept, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent Both Owner/Seller and Tenant/Buyer?

A Real Estate Agent who enters into an agreement to represent the Seller and also enters into an agreement to represent the Buyer in the same transaction is known as a "Dual Agent." A Dual Agency most frequently occurs when a Real Estate Agent or Agents within the same real estate firm represent both Seller and Buyer in the same transaction. Both Seller and Buyer must have given their written consent to such dual representation prior to or at the time of execution of any Agency Agreement, Listing Agreement, or Real Estate Contract. Both Seller and Buyer should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties described above in representing the Seller and Buyer by written agreements found in the Agency Agreement, Listing Agreement, or Real Estate Contract. For instance, when representing both Seller and Buyer the Dual Agent would not disclose to one party confidential information obtained from the other party

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