

5311 VILLAGE PKWY, ROGERS, ARKANSAS

OFFICE BUILDING FOR SALE

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FOCUS
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EXECUTIVE SUMMARY

This office/medical building for sale in Rogers, Arkansas, offers $\pm 4,764$ square feet on approximately 1.06 acres within the Village on the Creeks development. The building features 10 private offices, 3 bathrooms, and 29 parking spaces, making it well-suited for medical, professional, or specialty office users. The property was intentionally constructed with superior noise control, including double-stud interior walls with sound batting, sound-treated ceilings, and baffled air vents to minimize sound transfer between rooms. Located just 0.6 miles from I-49, directly off the intersection of 52nd Street and Village Parkway, the site provides excellent accessibility and visibility in a highly desirable Rogers corridor.

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PROPERTY HIGHLIGHTS

$\pm 4,764$ SF
AVAILABLE

\$1,667,400
ASKING PRICE

1.06 AC
LAND

10
PRIVATE OFFICES

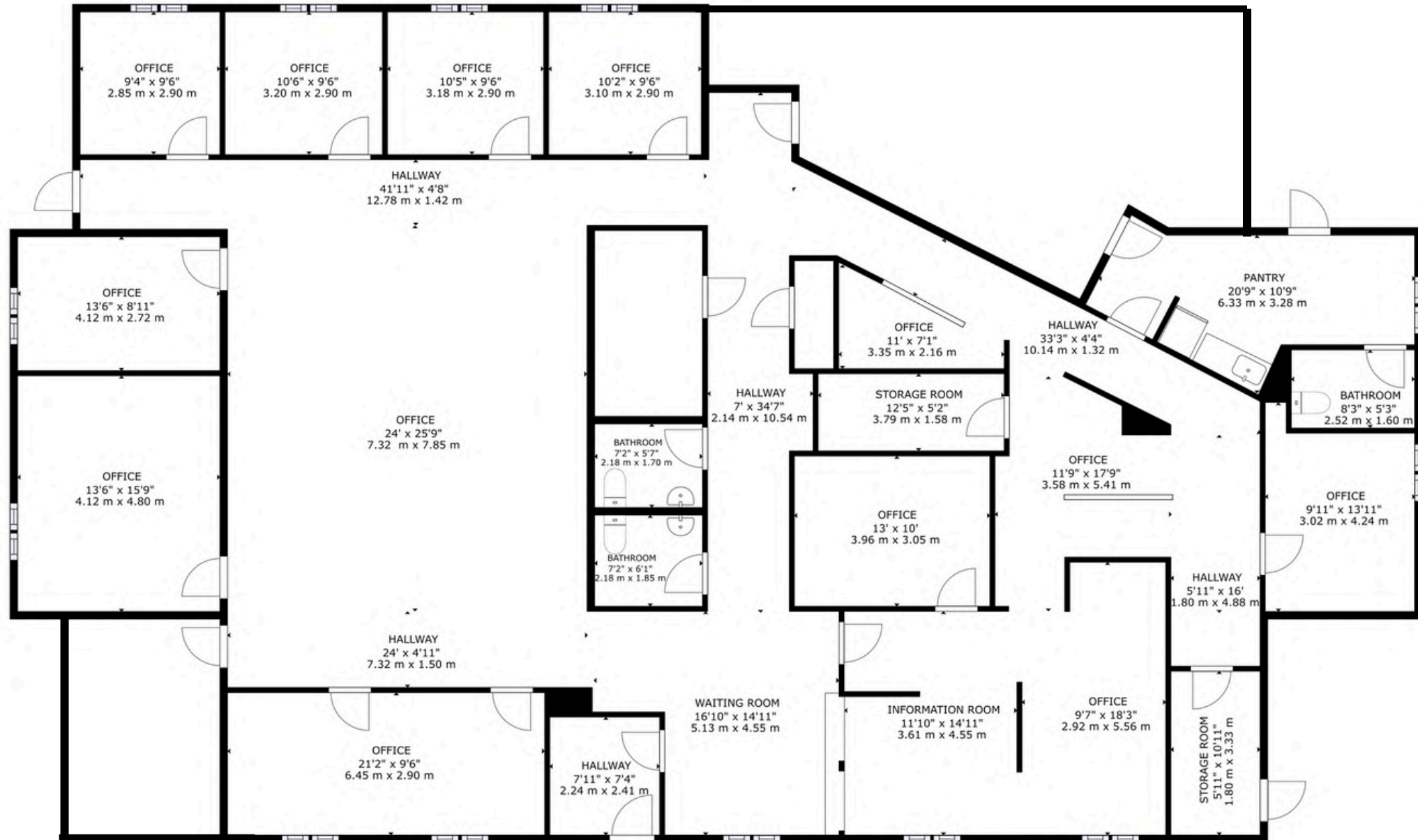
3
BATHROOMS

29
PARKING SPACES

0.6 MILE DRIVE
DISTANCE FROM I-49

[🔗 VIRTUAL TOUR 🔗](#)

FLOOR PLAN



INTERIOR PHOTOS



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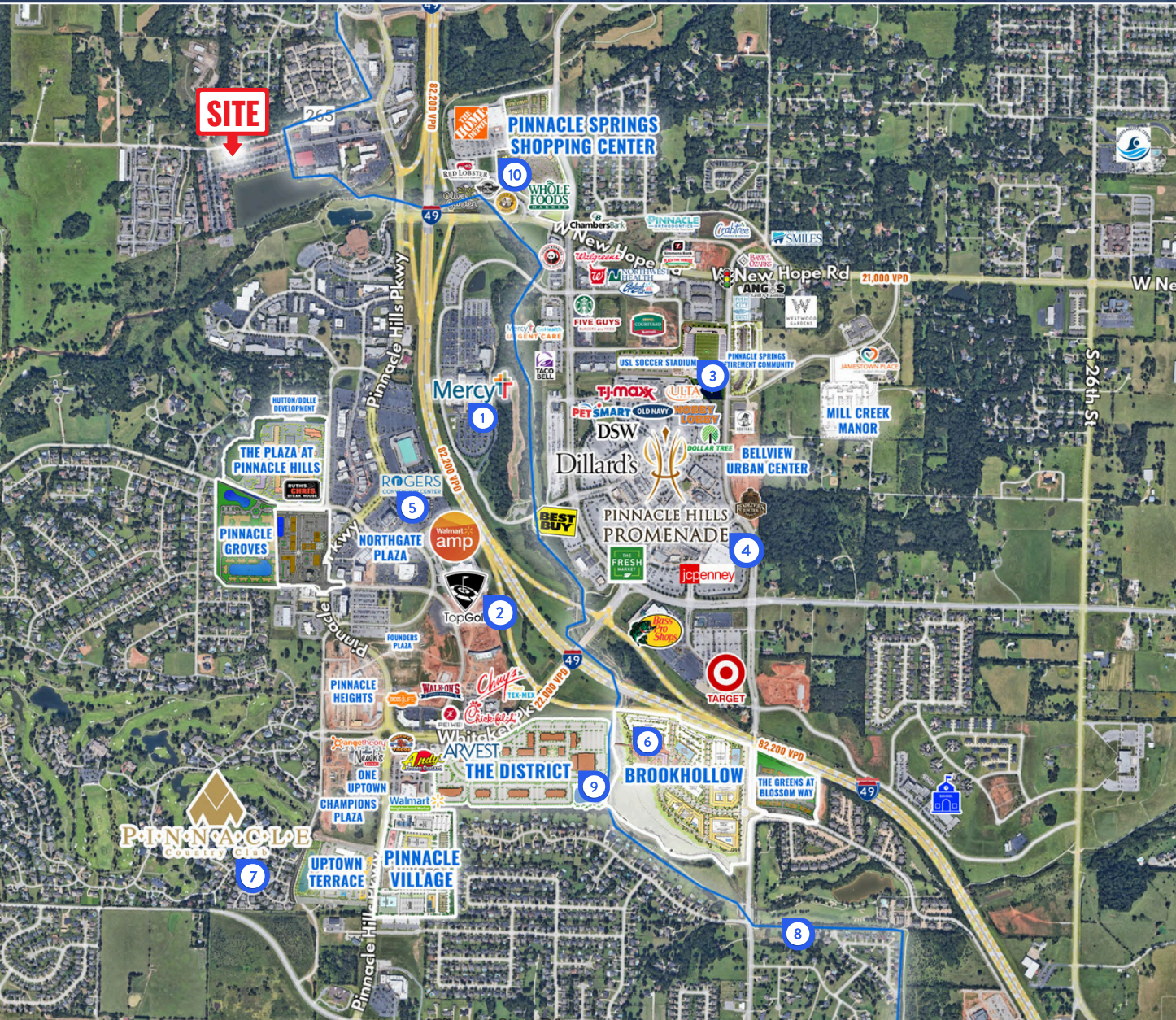
OVERHEAD VIEW



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AERIAL MAP VIEW



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

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SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

5311 W Village Pkwy, Rogers, Arkansas, 72758

Ring of 3 miles

KEY FACTS

53,911

Population



21,312

Households

34.8

Median Age

\$84,491

Median Disposable Income

EDUCATION

4.7%

No High School Diploma



22.2%

High School Graduate



20.8%

Some College/
Associate's Degree



52.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$105,126

Median Household Income



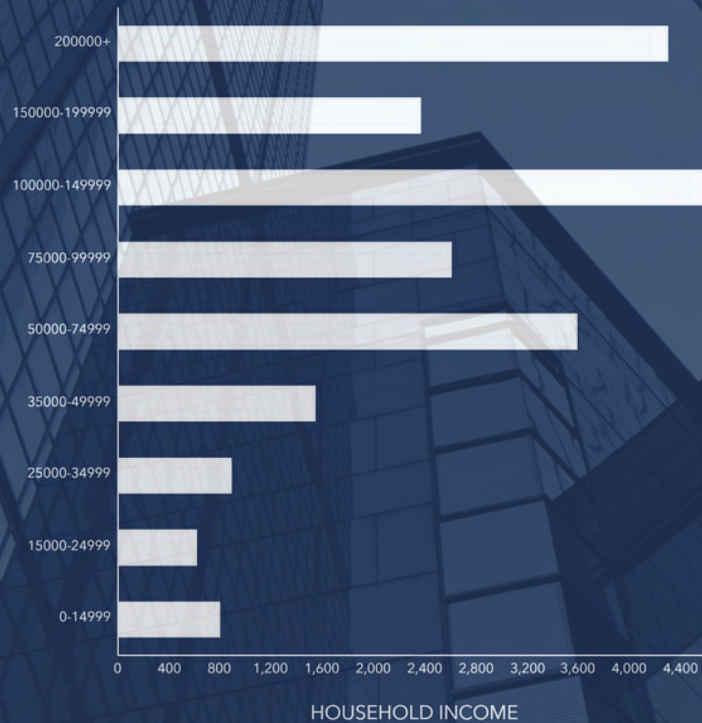
\$55,263

Per Capita Income



\$197,614

Median Net Worth



EMPLOYMENT



72.3%

White Collar



18.5%

Blue Collar



11.1%

Services

3.1%

Unemployment Rate

CONTACT US



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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



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