

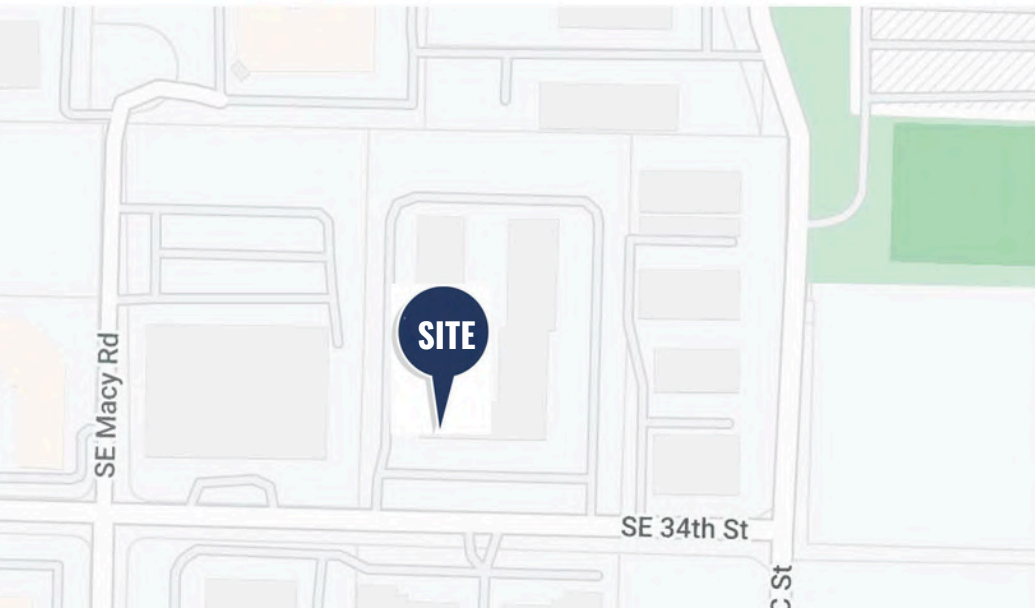
OFFICE SPACE FOR LEASE

211 SE 34TH STREET



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This property consists of 6 offices, a large kitchen, a conference room, and several large open spaces. Restrooms will be added by Landlord. Dock leveler on site with level sidewalk access into space.

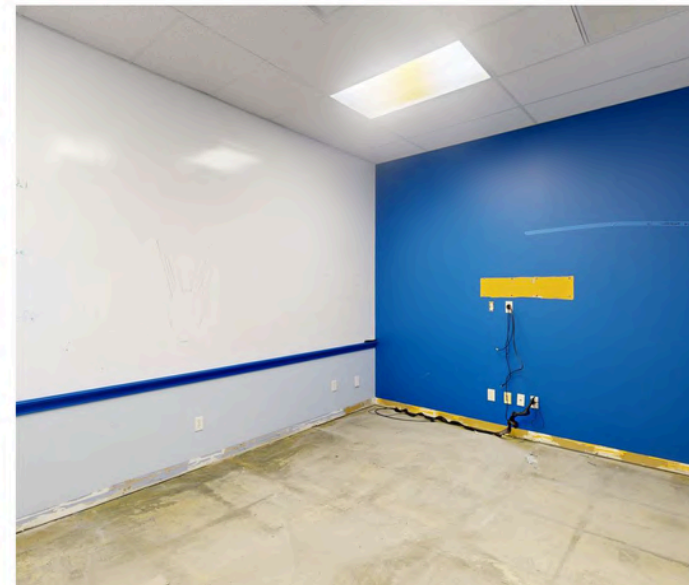
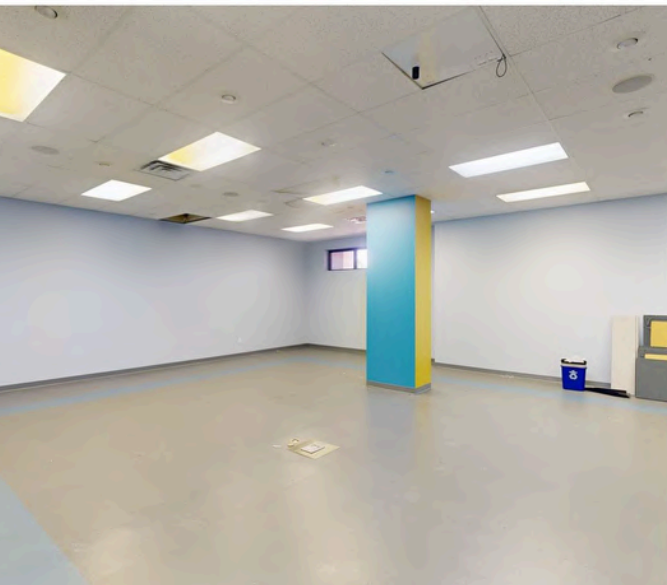
AVAILABLE	LEASE RATE	SPACE SIZE	LEASE TYPE
211 SE 34TH STREET SUITE 7	\$14.00 SF/yr	7,070 SF	NNN (\$3.50)

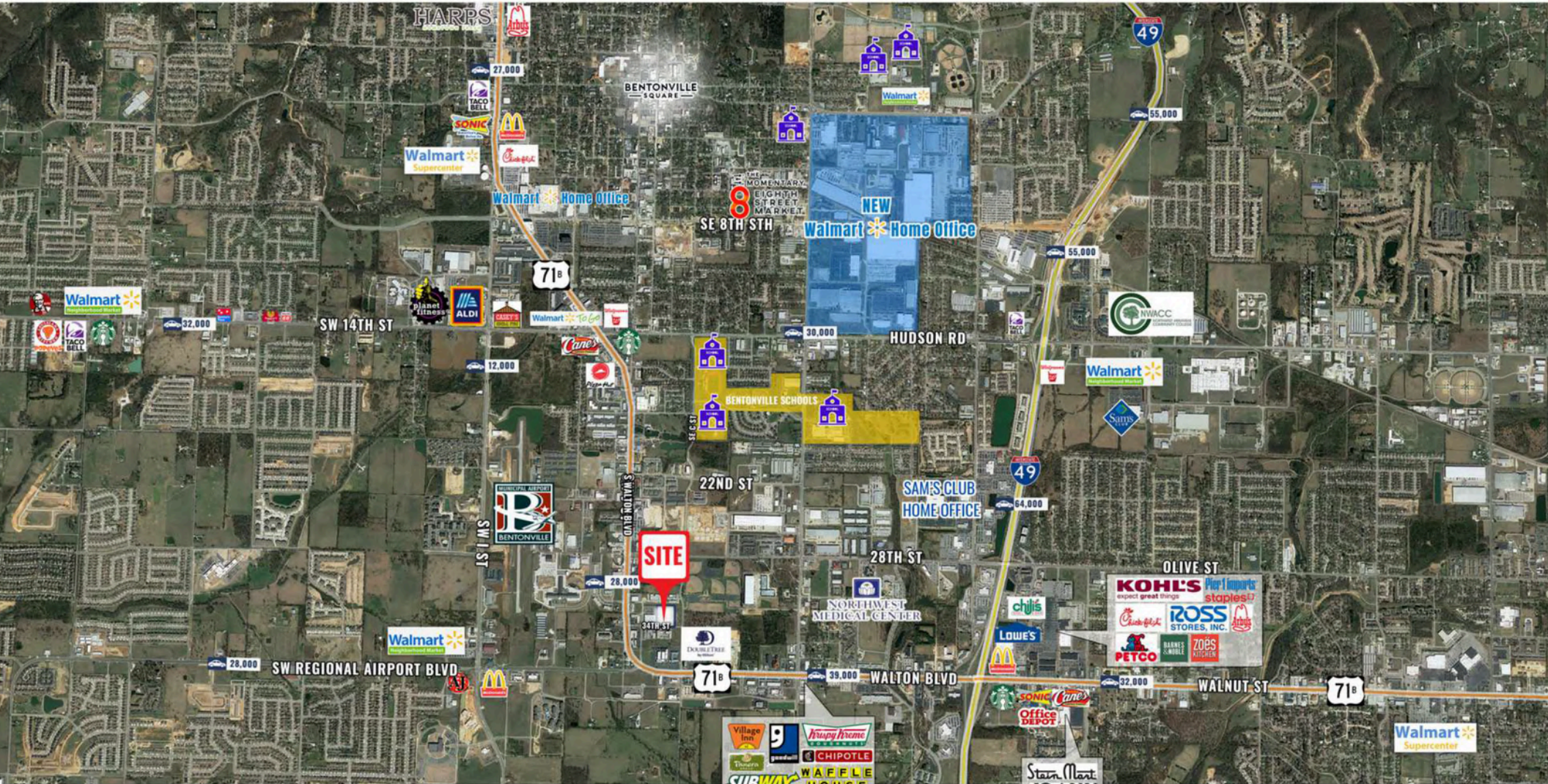
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	348	1,836	5,150
TOTAL POPULATION	848	3,797	10,749
AVERAGE HH INCOME	\$73,459	\$79,160	\$83,124



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INTERSTATE-49

15 MILES 5 MIN

NEW WALMART HOME OFFICE

22 MILES 6 MIN

SAM'S CLUB HOME OFFICE

17 MILES 6 MIN

XNA AIRPORT

11 MILES 18 MIN



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211 SE 34TH ST, SUITE 7, BENTONVILLE, AR 72712

DOCK LEVELER

