



**FOR LEASE**

**Asking Rate:**

**\$16.50 -  
\$20.00**

**PSF NNN**

**Contact us:**

**Mason Wood**

Brokerage | Arkansas  
+1 479 409 0409  
mason.wood@ar.colliers.com

**Alan W. Cole, CCIM**

Principal & Executive VP | Arkansas  
+1 479 644 5849  
alan.cole@ar.colliers.com

**Robert Wardlaw**

Brokerage Associate  
+1 501 944 5213  
robert.wardlaw@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200  
Rogers, AR 72758  
P: +1 479 636 9000  
colliers.com/arkansas

# 2511 N 2nd Street

## Rogers, Arkansas

### Property Amenities

- Two retail suites available:
  - 3,000 square feet (Suite 4)
  - 5,800 square feet (Suite 5 & 6)
- Located in a high-traffic area with stoplight
- Well-lit parking with abundant space
- Open concept retail floor space
- Adjacent to 7 Brew Coffee

2nd Street Shoppes is a 15,008 square-foot retail center located at the northeast corner of Second Street and Highway 102 (Hudson Road) in Rogers, Arkansas. The site is less than four miles east of Interstate 49, the main commercial corridor of Northwest Arkansas, less than two miles north of Historic Downtown Rogers and a short drive to Beaver Lake, a popular vacation destination in the Ozark Mountains. In addition, the property is near new Kum & Go and Storage World development projects and is near the new America's CarMart corporate offices and Rogers Executive Airport.

Copyright © 2026 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Leasing Plan



Suite #	SF	Tenant	Suite #	SF	Rate
Suite 1 & 2	3,000	Tekilas	Suite 4	1,500-3,000	\$18-20
Suite 3	1,500	State Farm	Suite 5 & 6	1,500-5,800	\$16.5-20
Suite 7	1,500	Onin			

# PROPERTY FEATURES



3,000 SF Suite  
5,800 SF Suite



Newly remodeled exterior



30,000 cars per day on W Hudson Road



In direct path to Beaver Lake



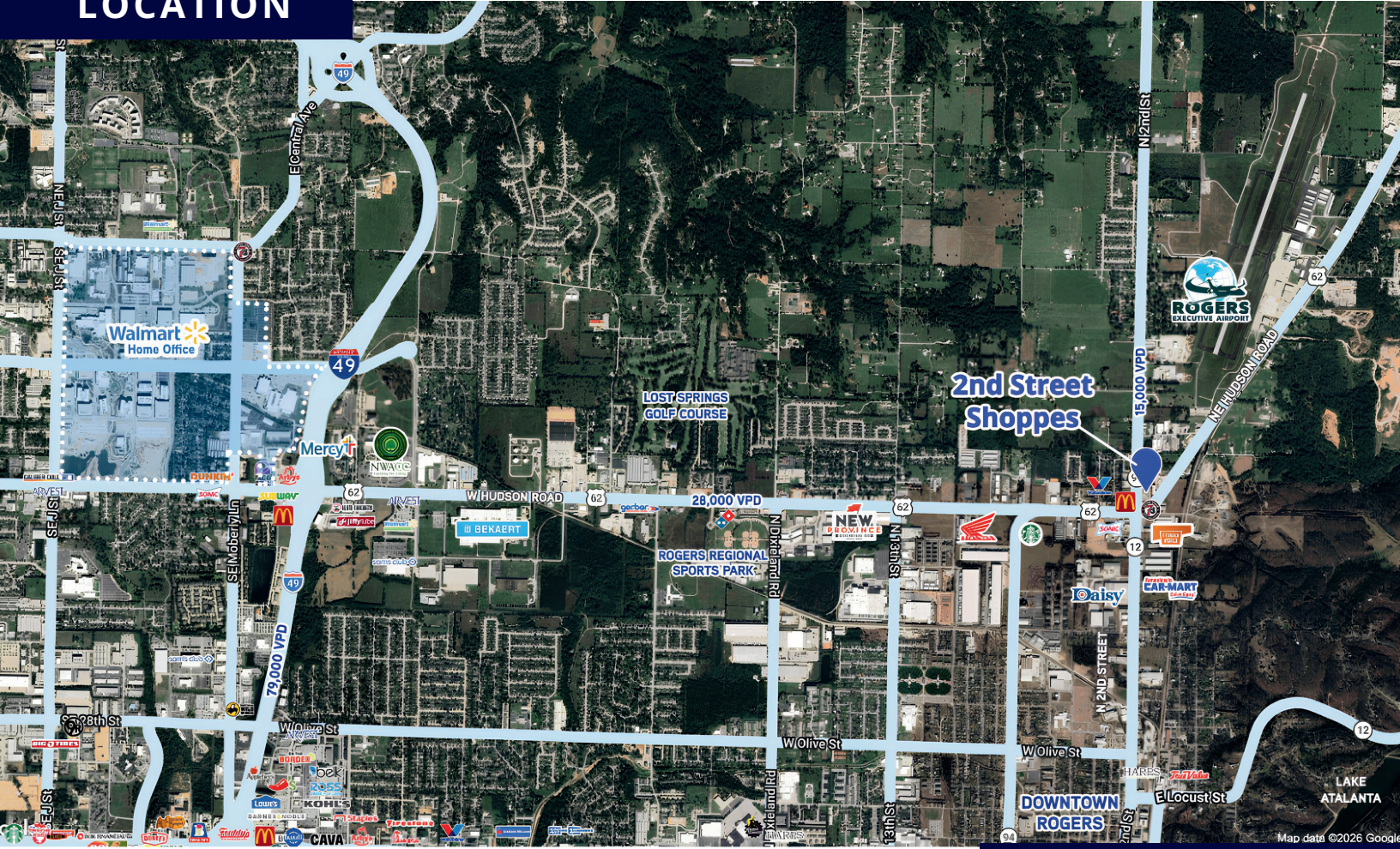
On hard corner with traffic light



Adjacent to 7 Brew Coffee



# LOCATION



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	3,264	35,855	83,953
Projected Population (2029)	3,362	37,741	90,242
Average HH Income (2024)	\$118,794	\$96,766	\$102,238
Proj. Average HH Income (2029)	\$136,147	\$109,607	\$115,884
Average HH Size (2024)	1,017	12,980	30,765



## Contact us:

### Mason Wood

Brokerage | Arkansas  
+1 479 409 0409  
mason.wood@ar.colliers.com

### Alan W. Cole, CCIM

Principal & Executive VP | Arkansas  
+1 479 644 5849  
alan.cole@ar.colliers.com

### Robert Wardlaw

Brokerage Associate  
+1 501 944 5213  
robert.wardlaw@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200  
Rogers, AR 72758  
P: +1 479 636 9000  
colliers.com/arkansas