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RETAIL SPACE FOR LEASE

719 W Walnut St, Rogers, Arkansas



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Property Understanding

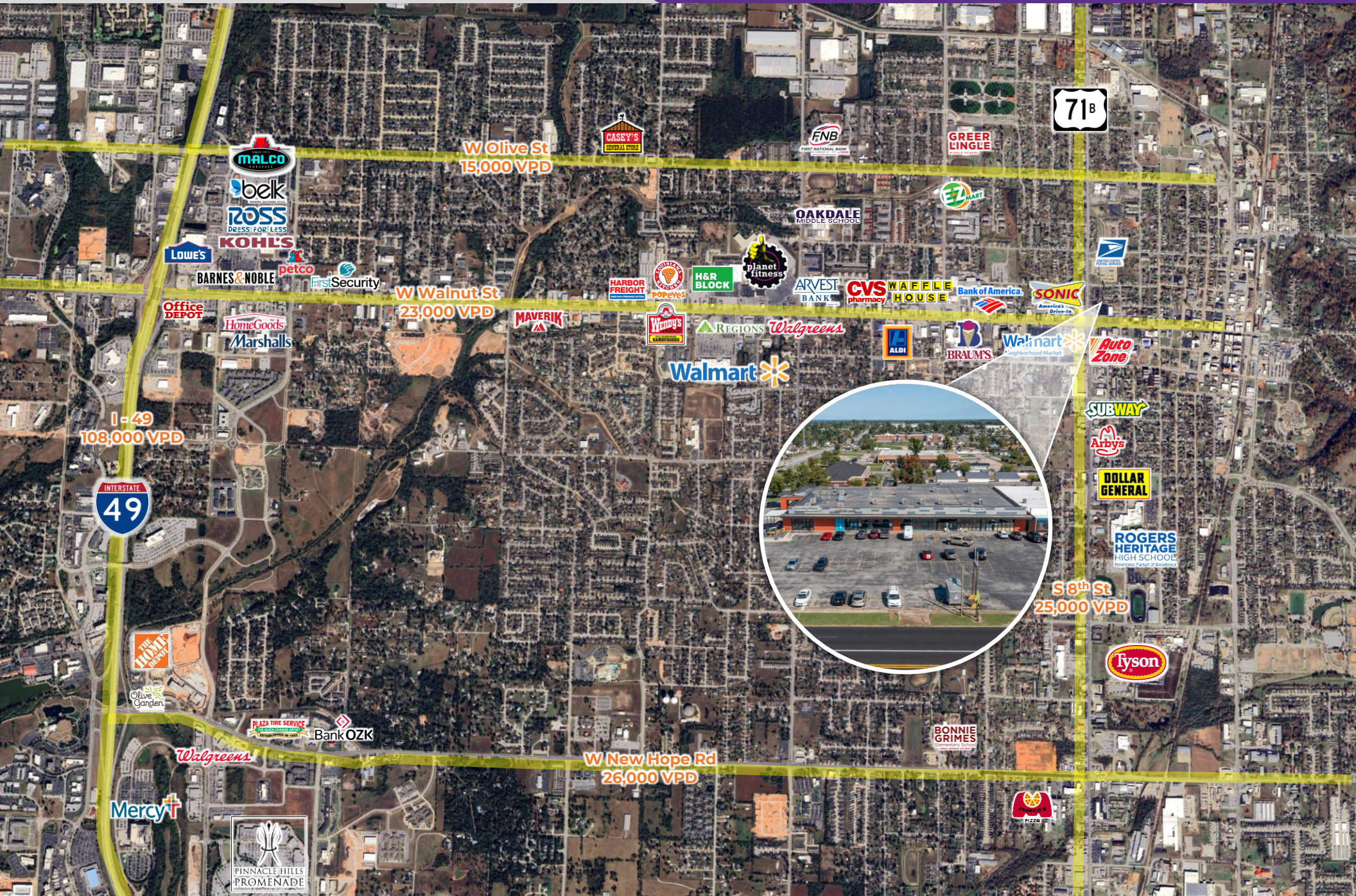
OVERVIEW

Offering	For Lease
Address	719 W Walnut Street
City/State	Rogers, AR 72756
Lease Rate & Type	\$22.00/RSF NNN
Property Type	Retail
Available Space	±1,647 RSF to ±4,342 RSF
Year Built/Renovated	1970/2024
Lot Size	±2.19 Acres

PROPERTY HIGHLIGHTS

- Newly renovated neighborhood strip center on the main thoroughfare to downtown Rogers
- Highly visible location at the signalized corner of W Walnut St (23,000 VPD) and S 8th St (25,000 VPD)
- Ideal location for restaurant, retail, or office with ample onsite parking (106 spaces)
- TI Allowance is negotiable
- Co-tenants include Sugar Llamas, Lansang Pinoy Restaurant, The UPS Store, and Somewhere in Time Antique Mall
- Surrounded by numerous national retailers, including but not limited to, AutoZone, Walmart Neighborhood Market, McDonald's, Braum's Ice Cream, ALDI, and Dollar General
- 3.3 miles to Interstate 49





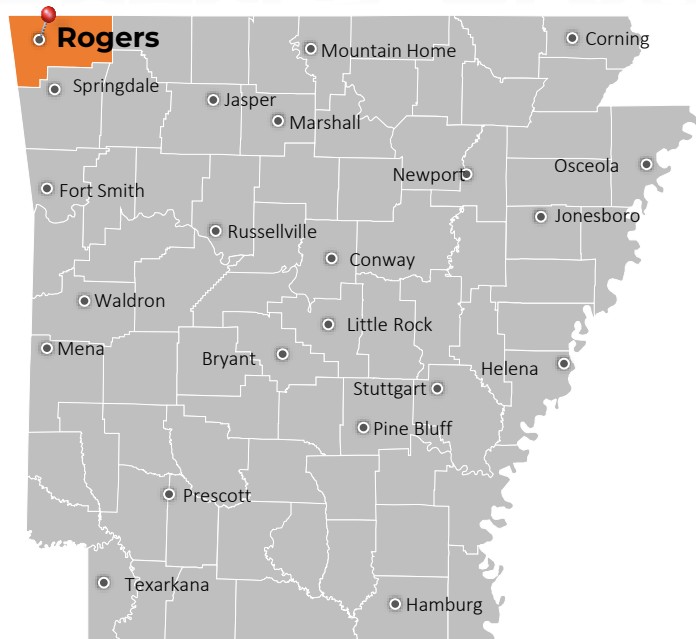
LOOKING WEST





AVAILABLE SPACE	SIZE (SF)	LEASE RATE	LEASE TYPE	COMMENTS
Suite 100	±2,081 – ±3,131 RSF	\$22.00/RSF	NNN	Suites 100, 101 and 102 can be combined or demised as needed
Suite 101	±2,160 RSF	\$22.00/RSF	NNN	
Suite 102	±1,647 RSF	\$22.00/RSF	NNN	
Suite 106	±4,342 RSF	\$22.00/RSF	NNN	Includes great patio space

Rogers, Arkansas



Rogers is a city in Benton County, Arkansas, with a population of 55,964. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest-growing metro areas in the country. The city is conveniently located 34 miles from Eureka Springs and about 67 miles from the Buffalo National River. Rogers was the location of the first Walmart store. Today, the retailer's corporate headquarters is in neighboring Bentonville.

In historic downtown Rogers, brick-paved streets lead to old-fashioned storefronts filled with unique furniture, antiques and gifts, cafes, jewelry, and business offices. The Daisy Airgun Museum, home to the world's largest collection of antique airguns, and the Rogers Historical Museum are also located here. More contemporary and cosmopolitan shopping abounds near Interstate 49 at Scottsdale Center, Pinnacle Hills Promenade and at Village on the Creeks. Rogers also offers high-quality hotels and restaurants, a packed event calendar and plenty of opportunities for outdoor recreation in the nearby Ozarks.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	53,963	93,179	252,892
Households	19,078	34,462	89,978
Average Age	36.9	37.1	36.3
Average Household Income	\$89,197	\$106,498	\$125,144
Businesses	1,615	3,527	6,631

**Demographic details based on property location*

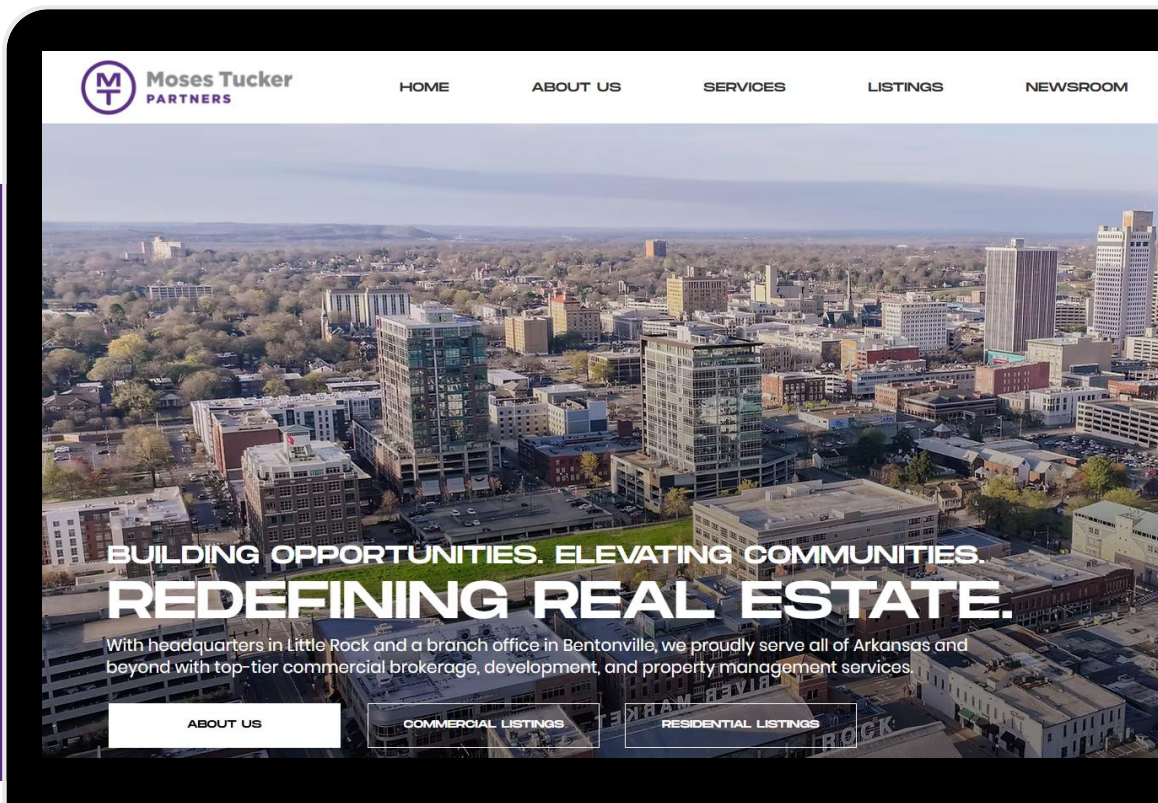
CONNECT

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