

Premier Class A Medical Office Opportunity

SARA POSEY
REAL ESTATE BROKER
COLLIER AND ASSOCIATES



3462 W PLEASANT GROVE, ROGERS, AR



LEASE GBA
3988+/- sqft



DIVISIBLE
1983 sqft | 2005 sqft



CLASS A MEDICAL OFFICE
Available 10/1

Premier Class A Medical Office Opportunity

New Medical & Professional Office Space
3462 W. Pleasant Grove Road | Rogers, AR
Position your practice in one of Northwest Arkansas' fastest-growing commercial corridors. This newly constructed medical office building offers 3,988± SF of first-generation space with outstanding visibility and frontage along W. Pleasant Grove Road. Designed for flexibility, the available suite can be leased as one 3,988± SF space or divided into approximately 2,000± SF. Suites to accommodate a variety of medical, dental, wellness, and professional office users.

JUST LISTED



Sara Posey



3988 SQFT
DIVISIBLE

\$35.00
/SQFT

18K
VPD



SARAPOSEYREALESTATE@GMAIL.COM



479-264-2471



SARAPOSEYREALESTATE.COM

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Property Highlights

- 3,988± SF Available
- Divisible to approximately 2,000± SF
- First-generation space ready for tenant customization
- Excellent frontage and signage opportunities on W. Pleasant Grove Road
- New construction in a premier Rogers location
- High-growth area surrounded by expanding residential and commercial development
- Ideal for medical, dental, specialty healthcare, therapy, wellness, and professional office users
- Convenient access to I-49 and major Northwest Arkansas business corridors
- Ample on-site parking

Bring your vision to life in a brand-new space tailored to your practice while establishing your business in one of Rogers' most desirable locations.

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3,988± SF
AVAILABLE



18,000+
VPD ON
PLEASANT GROVE RD



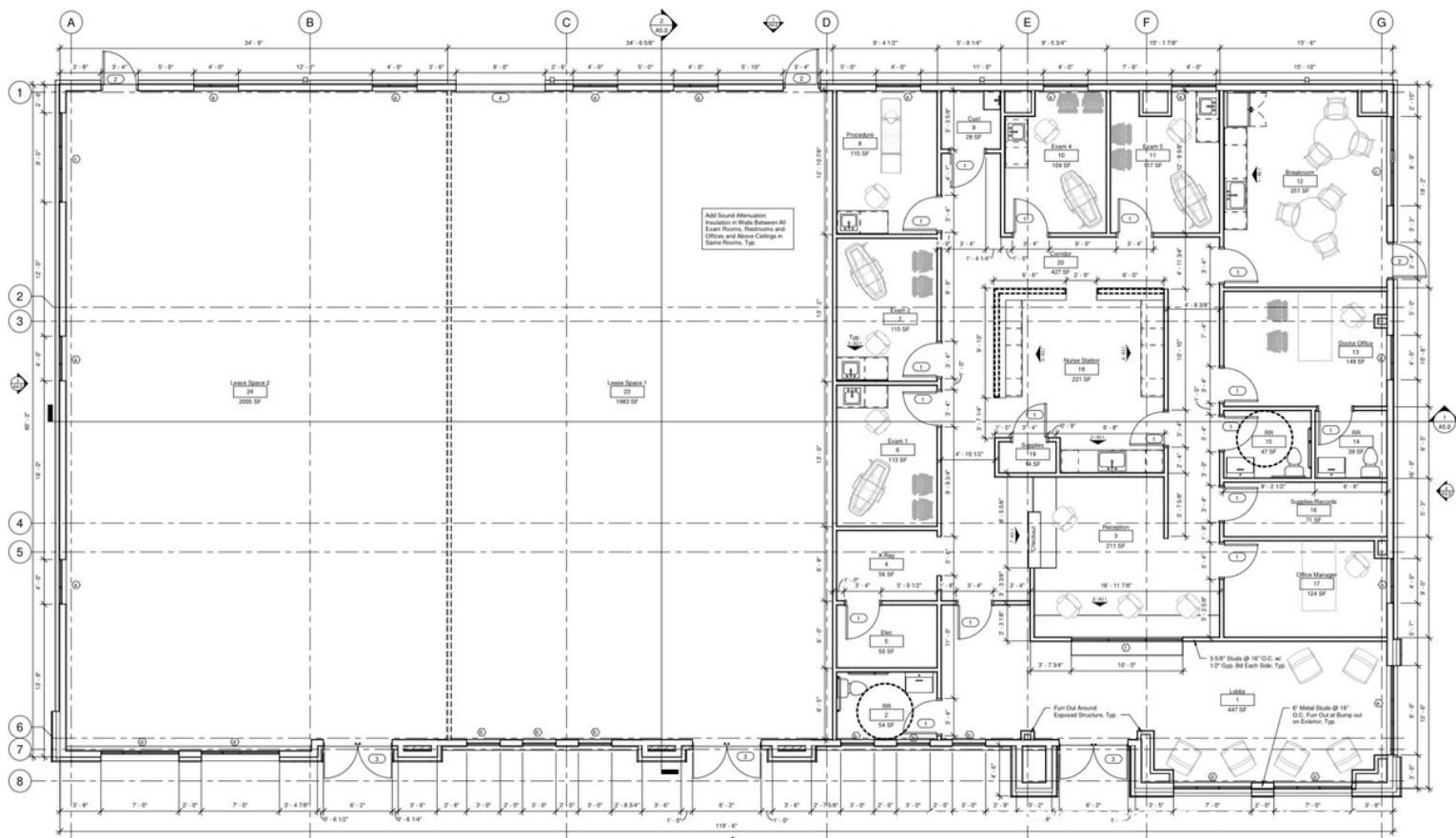
<1 MILE TO
I-49 INTERCHANGE
102,000+ VPD



PREMIER
ROGERS
LOCATION

PROPERTY HIGHLIGHTS

- ✓ Class A New Construction
- ✓ First Generation Space
- ✓ Divisible to ±2,000 SF
- ✓ Monument Signage Available
- ✓ HC (Highway Commercial) Zoning
- ✓ Excellent Visibility on Pleasant Grove Road
- ✓ Easy Access to I-49
- ✓ Ample Parking
- ✓ Ideal for Medical, Dental, Therapy, Specialty Care, Wellness & Professional Office



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3462 W PLEASANT GROVE, ROGERS, AR



GBA
3988 SQFT



DIVISIBLE
1983 suite 1 | 2005 suite 2



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POPULATION & DEMOGRAPHICS (AROUND THE SITE)

Radius	Population (2024)	Projected 2029	Growth	Median HH Income
1 mile	2,739	4,176	19.90%	\$151,355
3 miles	43,918	50,189	15.90%	\$112,388
5 miles	96,528	108,596	15.90%	\$99,338

NEARBY MEDICAL PROVIDERS



MERCY HOSPITAL
NORTHWEST ARKANSAS



MERCY HEART &
VASCULAR CENTER



MERCY CLINIC
PHYSICIAN PLAZA



FAMILY MEDICINE
PINNACLE HILLS



WASHINGTON REGIONAL
URGENT CARE

DEMOGRAPHICS WITHIN 5 MILES



96,500+
POPULATION



34,000+
HOUSEHOLDS



\$99,000+
AVERAGE
HH INCOME



18,000+
VPD ON
PLEASANT GROVE RD

NEARBY EMPLOYERS

- Walmart Home Office
- Mercy
- Tyson Foods
- Pinnacle Hills Promenade
- JB Hunt Transport Services
- Many More

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