

+/- 5,000 SF WAREHOUSE/FLEX SPACE FOR LEASE



4104 S HONEYSUCKLE LN

Rogers, AR 72758



PROPERTY DESCRIPTION

Position your business for success with this versatile +/- 5,000 SF office/flex/warehouse space in the rapidly growing Rogers market. Designed to accommodate a variety of industrial, service, office, or showroom users, the property offers a functional blend of professional office finishes and efficient warehouse capabilities. The space features a beautiful oversized reception area, open bullpen workspace, 7 private offices with the ability to easily add more, dedicated men's and women's restrooms, and a convenient kitchenette. The warehouse portion includes +/- 2,000 SF with impressive 20' center ceilings, 16' sidewall heights, and two overhead doors measuring 8'x8' and 12'x9' for flexible loading and operations. Additional features include a +/- 500 SF storage loft upstairs for added efficiency and storage capacity. Conveniently located just off W Pleasant Grove Rd with approx. 9,900 VPD and only 0.2 miles from 71B with approx. 23,000 VPD, providing excellent accessibility and visibility.

PROPERTY HIGHLIGHTS

- +/- 5,000 SF Warehouse/Flex Space
- +/- 2,000 SF Warehouse with 20' center ceilings
- 2 Overhead doors, 8'x8' and 12'x9'
- +/- 500 SF storage loft
- 7 private offices

OFFERING SUMMARY

Lease Rate: \$18 SF/yr (NNN)
Available SF: 5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,491	13,153	30,342
Total Population	5,044	39,880	88,073
Average HH Income	\$103,643	\$100,343	\$114,051

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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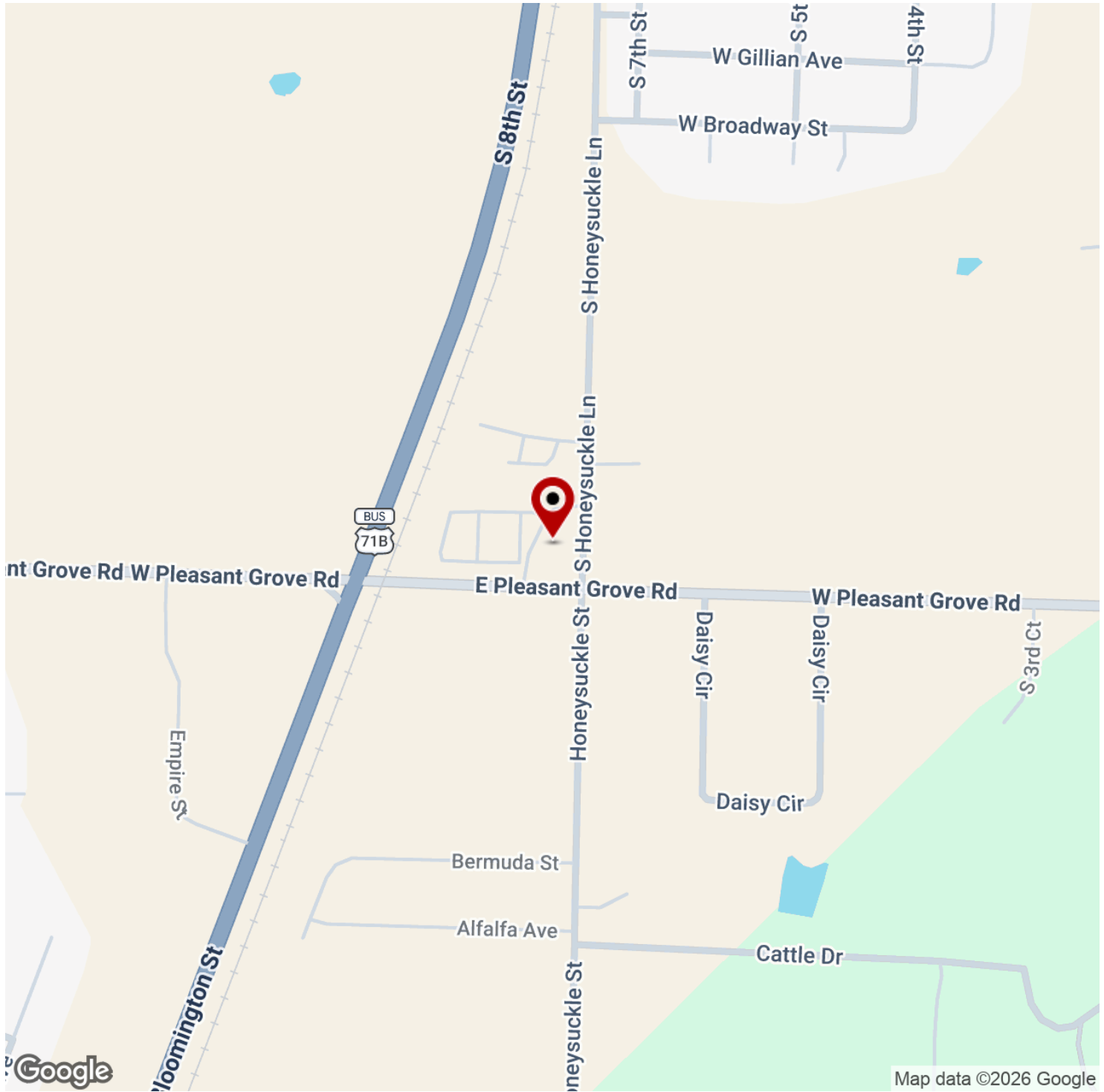
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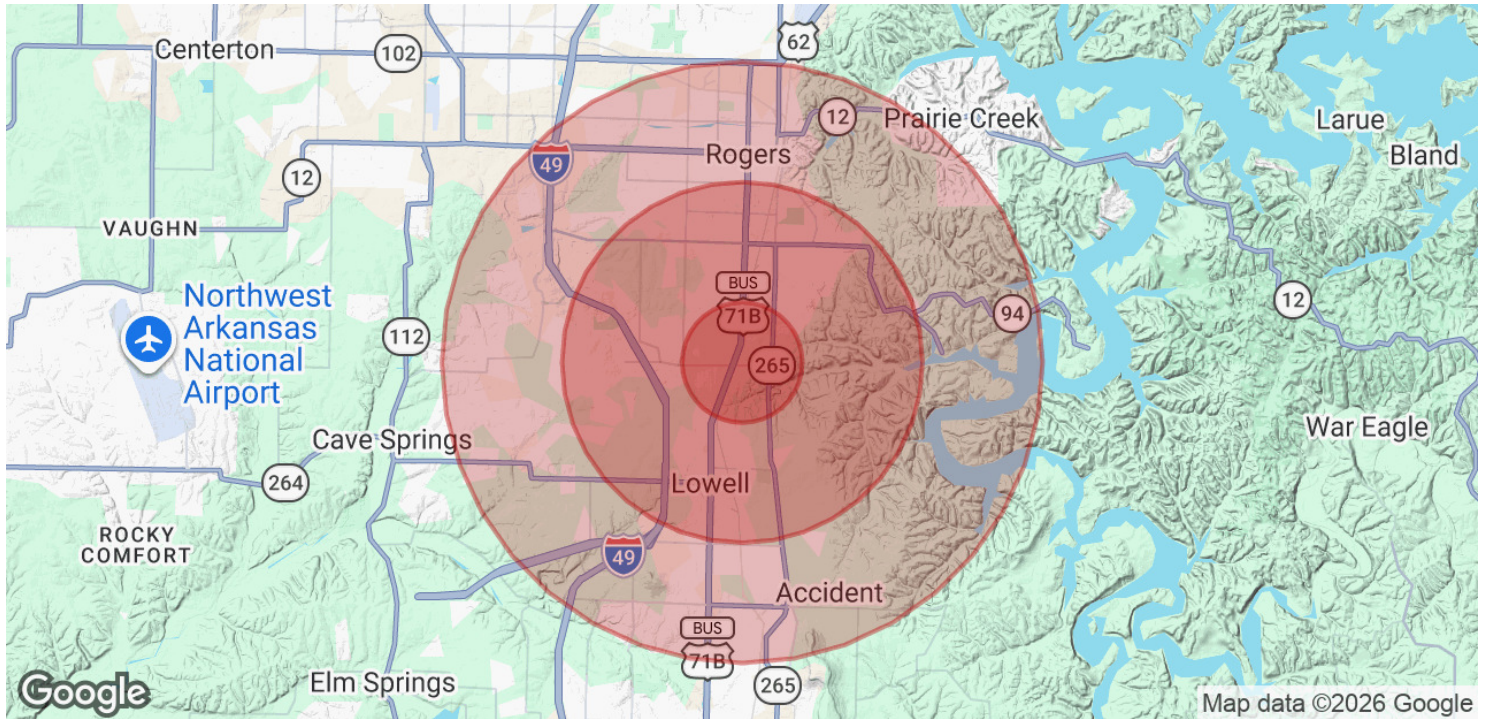
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,044	39,880	88,073
Average Age	28.8	31.7	34.2
Average Age (Male)	29.4	32.0	34.0
Average Age (Female)	27.4	31.3	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,491	13,153	30,342
# of Persons per HH	3.4	3.0	2.9
Average HH Income	\$103,643	\$100,343	\$114,051
Average House Value	\$300,675	\$277,534	\$341,494

2023 American Community Survey (ACS)

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