

+/- 1,000 SF OFFICE/RETAIL SPACE FOR LEASE

2416 SOUTH 8TH STREET

Rogers, AR 72758



PROPERTY DESCRIPTION

+/- 1,000 SF of prime office/retail space available off S 8th Street in Rogers! This versatile space offers a large showroom floor, private office, and private bathroom. Previously used for a screen printing operation, tenant is willing to sell equipment. Located on S 8th St, which sees approx. 24,000 VPD, this property offers excellent visibility and accessibility. Additionally, it is situated less than a mile from W Pleasant Grove Rd, making it an ideal location for retail business looking to attract high traffic and maximize exposure. Offered on a Modified Gross Lease structure, tenants are responsible for their own utilities plus \$95/mo for water and trash services.

PROPERTY HIGHLIGHTS

- +/- 1,000 SF Office/Retail Space
- Large Showroom Floor
- Private Office and Restroom
- Modified Gross Lease
- Excellent Visibility and Accessibility for Retail or Flex Users

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available SF:	1,010 SF
Building Size:	10,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,628	17,863	35,023
Total Population	8,341	50,366	98,089
Average HH Income	\$72,352	\$94,353	\$112,617

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.

SALMONSEN GROUP

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+/- 1,000 SF OFFICE/RETAIL SPACE FOR LEASE

2416 SOUTH 8TH ST. SUITE 103

Rogers, AR 72758



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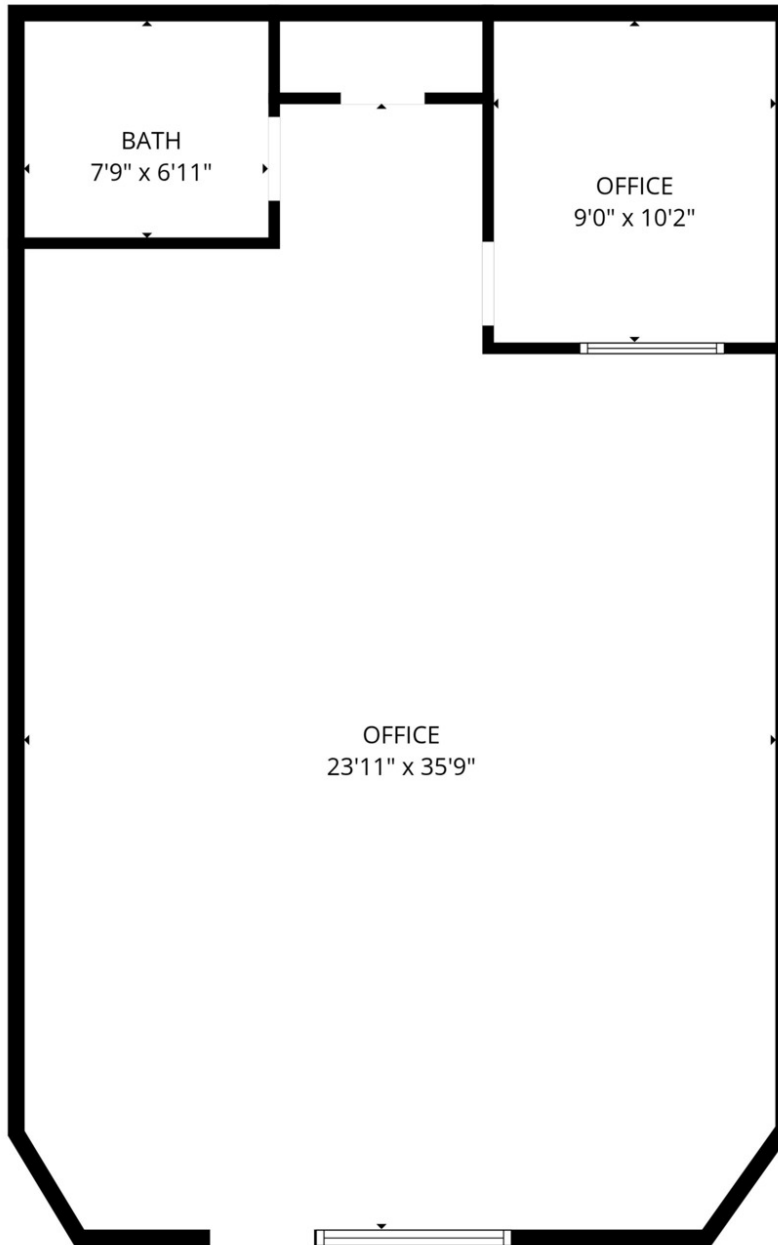
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2416 SOUTH 8TH ST. SUITE 103

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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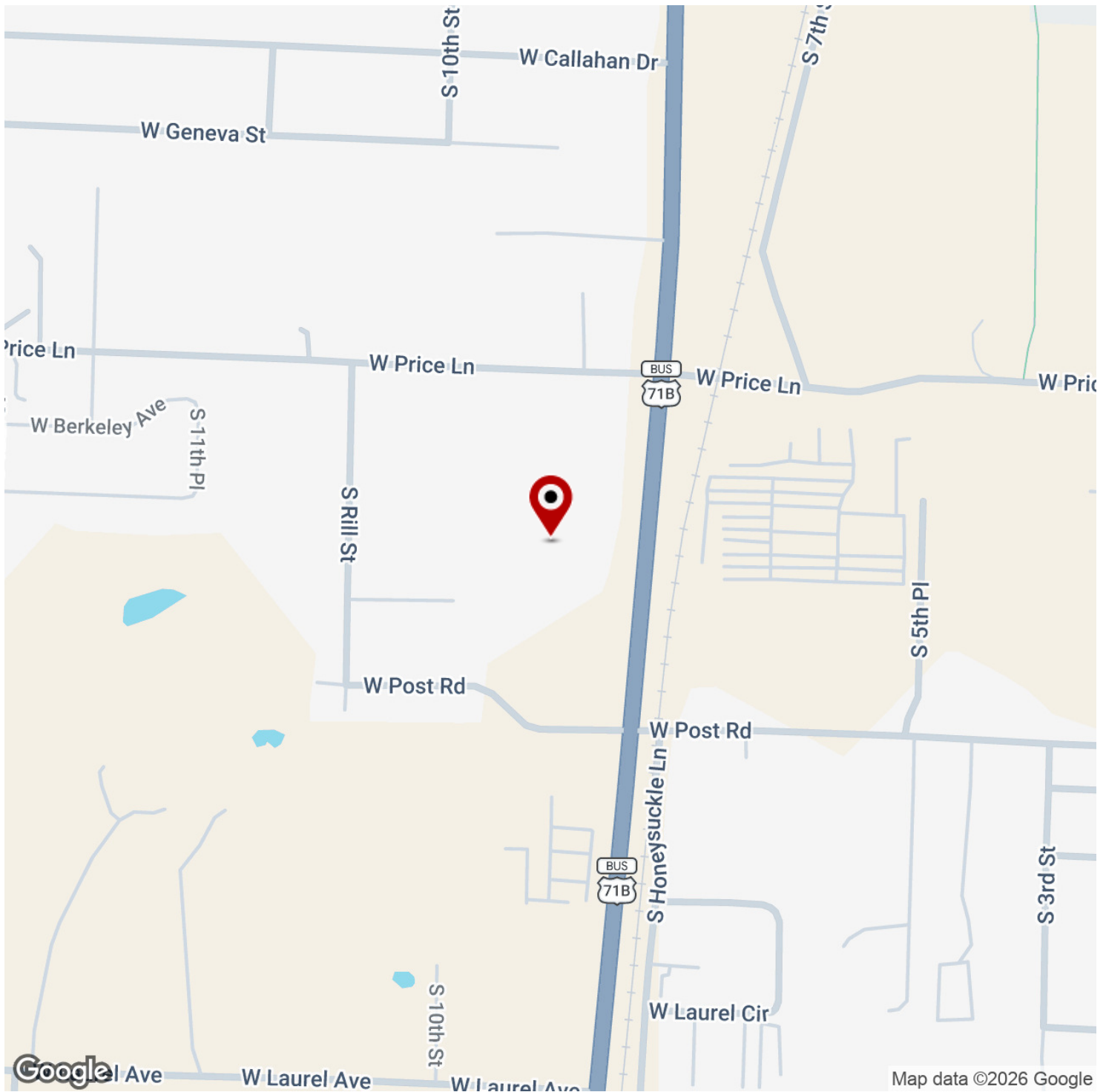
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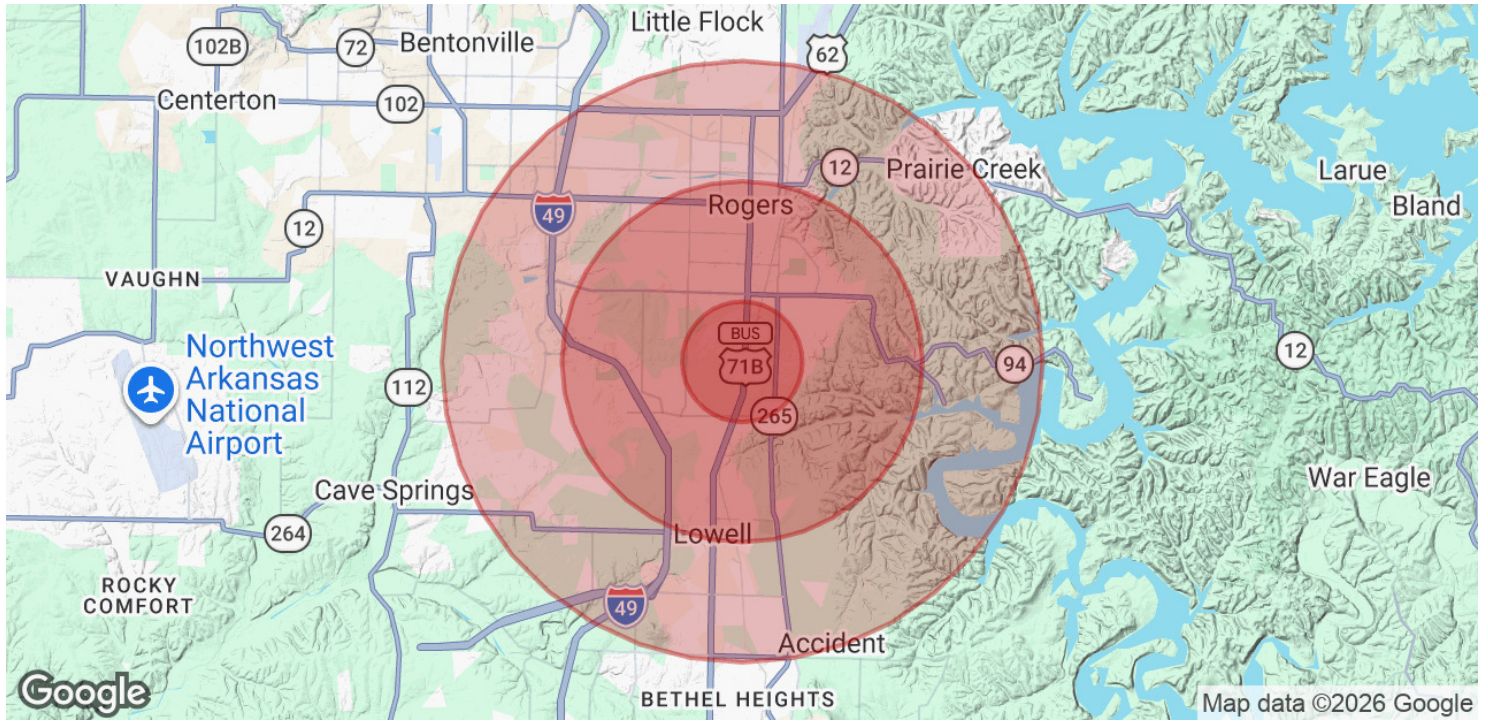
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,341	50,366	98,089
Average Age	34	36	36
Average Age (Male)	32	35	35
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,628	17,863	35,023
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$72,352	\$94,353	\$112,617
Average House Value	\$239,929	\$282,012	\$331,302

2020 American Community Survey (ACS)

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