

PROMENADE WELLNESS CAMPUS

S Promenade Blvd & W Oak St | Rogers AR 72758



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AVAILABLE

±15,000 SF

PRICE

\$38.50 PSF

COMMENTS

- Construction Start: June or July 2024
- Parking Ratio: 5 parking space / 1,000 building SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	141	10,599	26,801	77,400
AVERAGE HH INCOME	\$86,004	\$124,209	\$109,285	\$128,692
TOTAL HH	64	4,720	12,038	30,981

TRAFFIC COUNTS

S Promenade Blvd - 12,500 VPD

I-49 - 80,000 VPD



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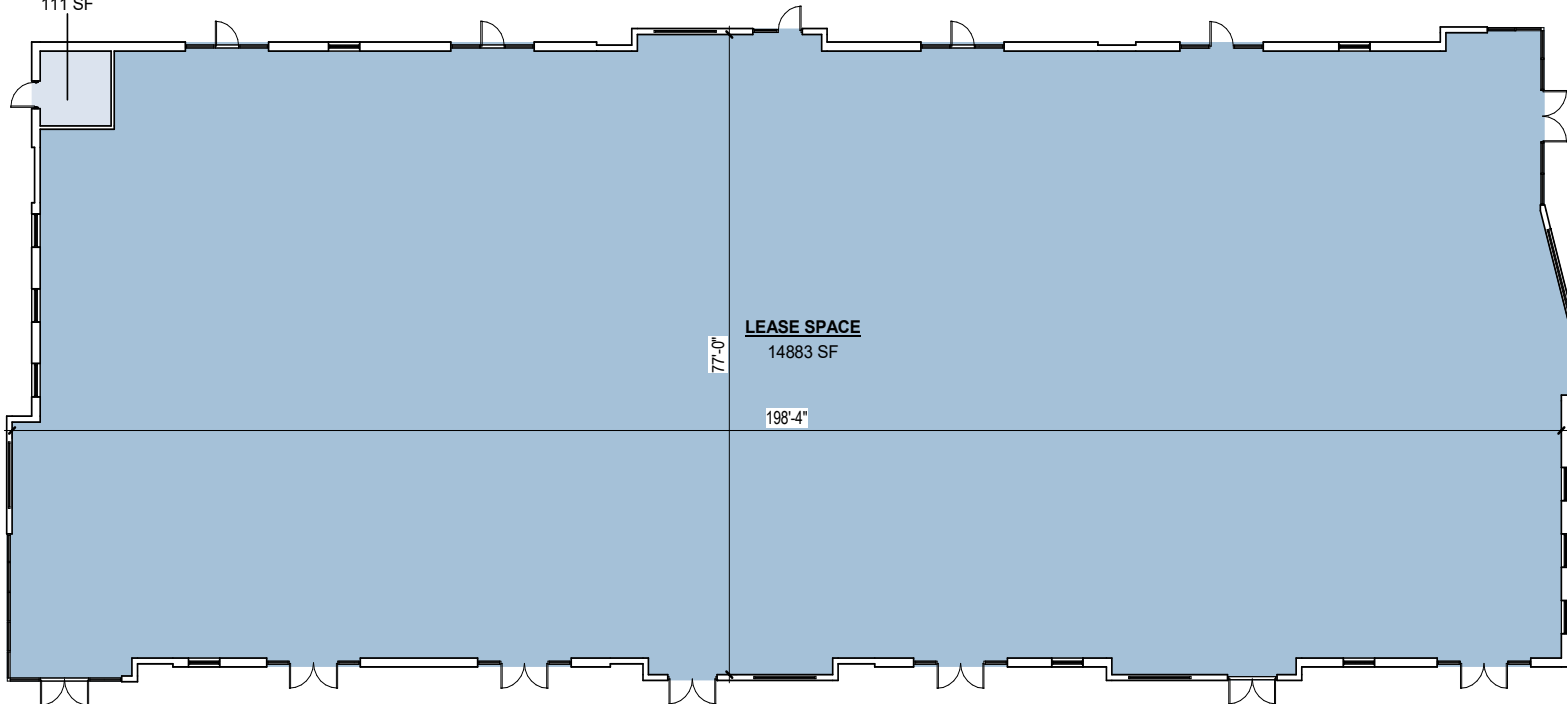
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PROMENADE MEDICAL OFFICE BUILDING "B"

RISER - COMMON

111 SF





LEASE SPACE

14883 SF

77'-0"

198'-4"

Rentable Area Legend

-  LEASE SPACE
-  RISER - COMMON

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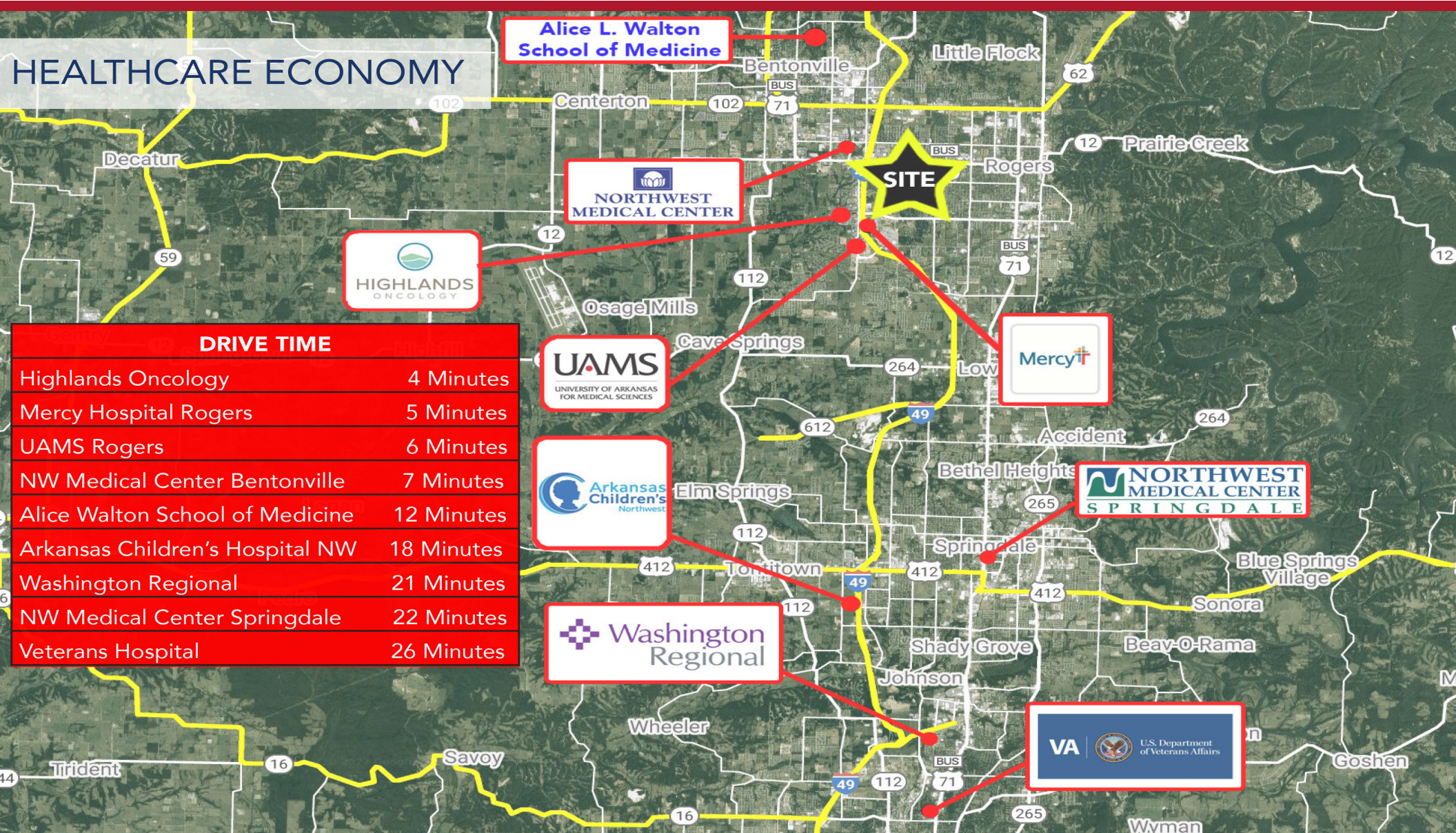
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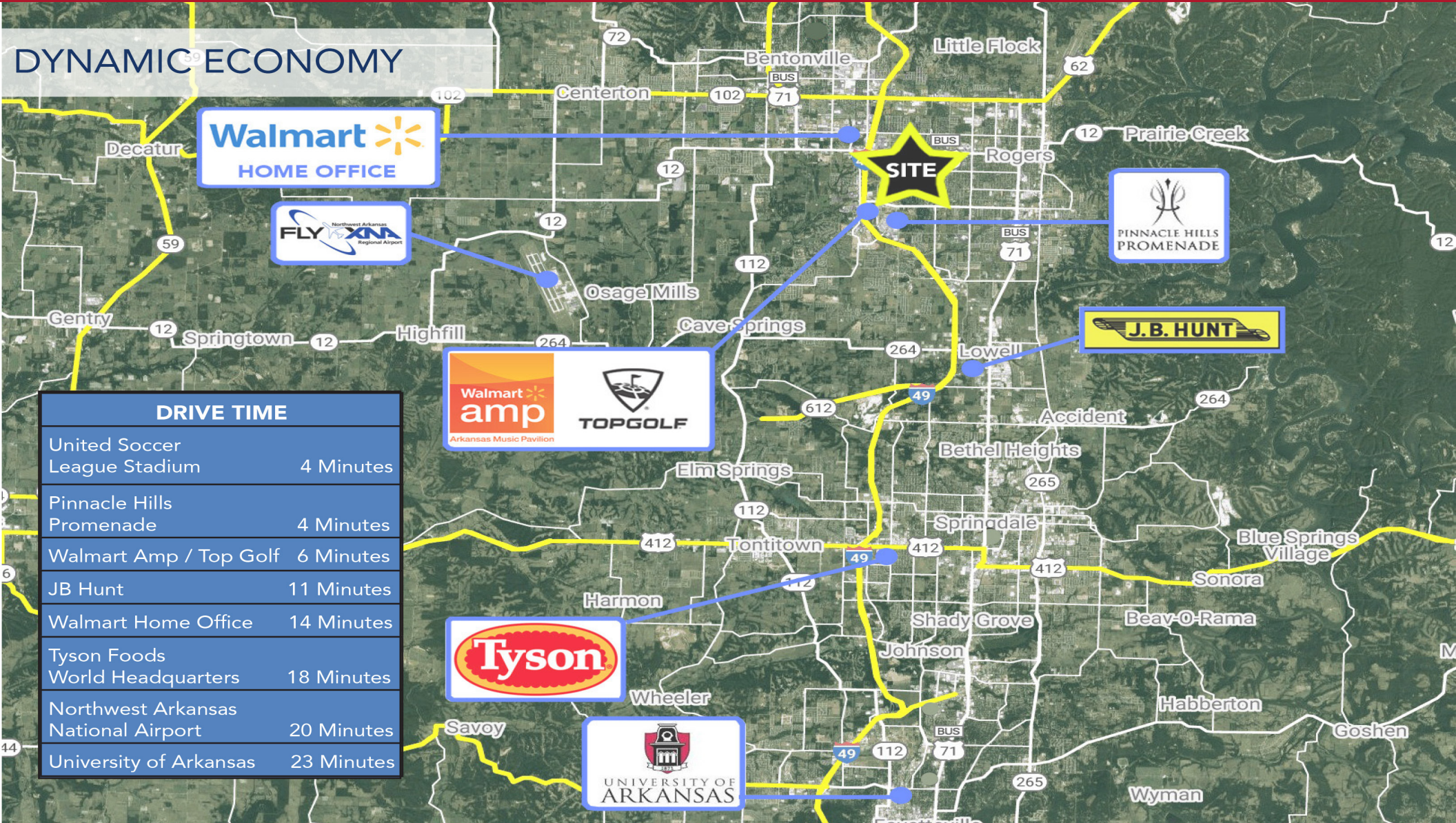
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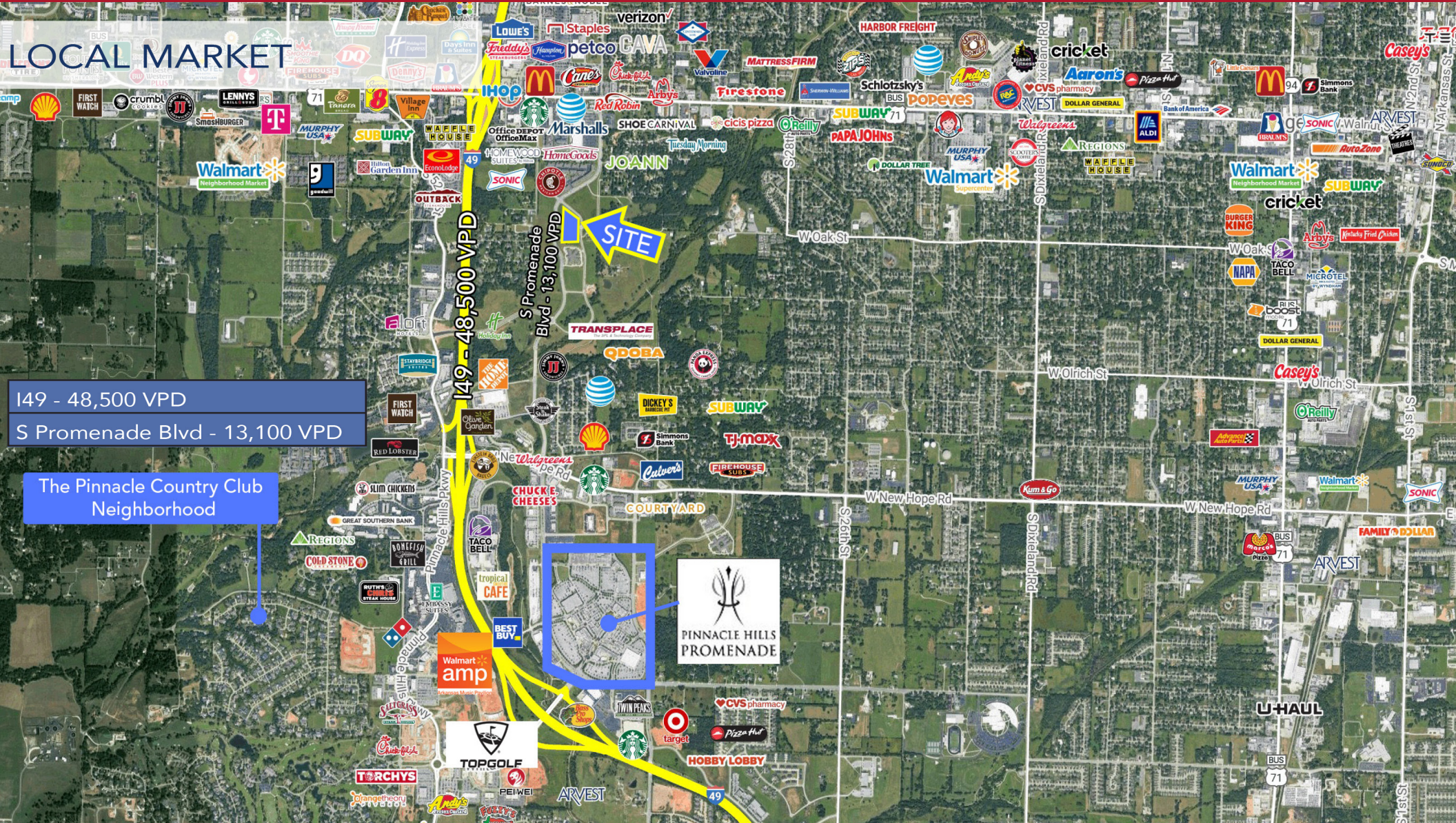
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WHY PROMENADE MEDICAL CAMPUS

Economic Drivers

Three Fortune 500 Headquarters with \$100M+ in annual revenue

Walmart – New 350 acre HQ to be completed 2025 (“the largest capital improvement project” in the history of Arkansas)

More than 14,000 people work at the Walmart Headquarters in Bentonville, Arkansas

Tyson - Corporate offices nationwide to be consolidated into One Tyson HQ bringing 1,000 jobs to NWA

1,700 people work at the Tyson Headquarters in Springdale, Arkansas

JB Hunt - New operations to be added nationwide

Nearly 15,000 people work for JB Hunt in Lowell, Arkansas

Northwest Arkansas National Airport

Excellent connectivity to the world. Twenty three direct destinations and six airlines serving the region

University Presence

The University of Arkansas, John Brown University, and Northwest Arkansas Community College are all located in Northwest Arkansas

Growth

NWA population expected to double by 2045

Population growth faster than 94 of top 100 MSAs

NORTHWEST ARKANSAS BY THE NUMBERS

U.S. NEWS AND WORLD REPORT 2022

#7

Best Places to Live

#18

Fastest Growing Places

#83

Best Place to Retire

WALL STREET JOURNAL

#3

Best Job Market for
Small Cities

Healthcare Advancement

Mercy Health System

\$500M expansion announced in May

UAMS Expansion

Multiple projects underway in Northwest Arkansas: 2021 acquisition of 40 acres of land near I-49 in Rogers and \$85M orthopedic and sports medicine center near I-49 in Springdale adjacent to the Arkansas Children’s Northwest

Arkansas Children’s NW Hospital

Completed in 2018 with an overall financial investment of \$427.7M

Whole Health Institute Opening 2024

Founded by Alice Walton and focused on taking a “transformative approach to health and wellbeing.”

Alice L. Walton School of Medicine Opening Fall 2025 (Bentonville)

For more details on NWA’s healthcare demand: [Northwest Arkansas Council’s 2019 Healthcare Impact Report](#)

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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