

119 S 2ND STREET, ROGERS, AR 72756

DOWNTOWN OFFICE BUILDING FOR SALE

OKSANA DEMARIS
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FOCUS
COMMERCIAL REAL ESTATE

COREY FUHRMAN
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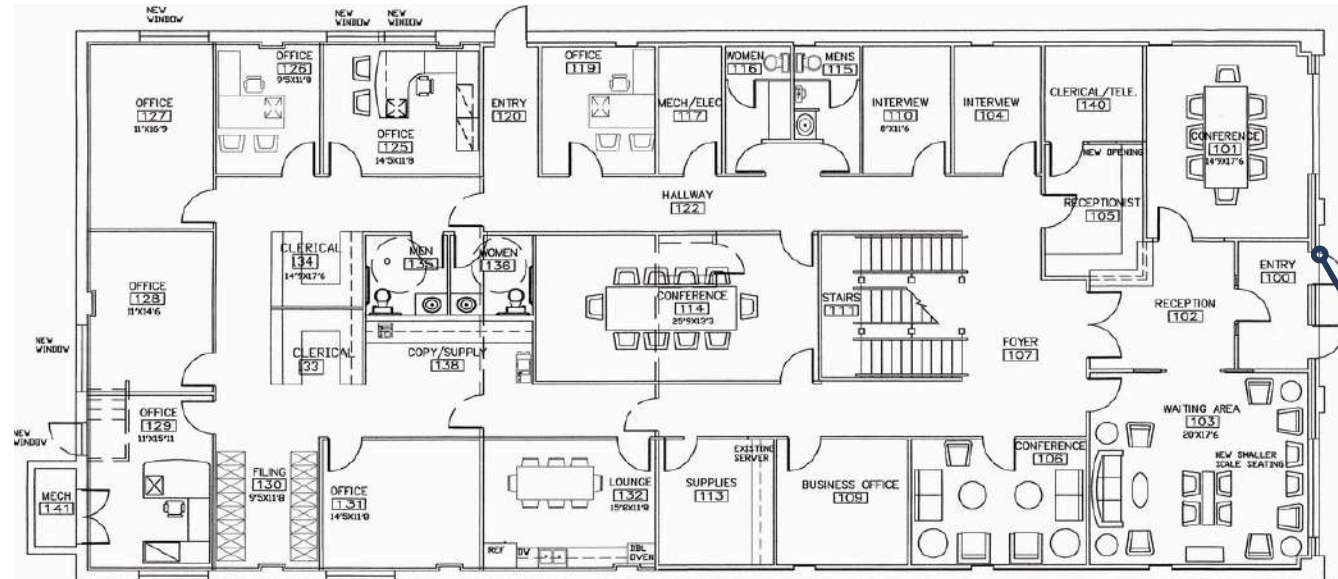
5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

ASKING PRICE: \$2,494,000

SITE HIGHLIGHTS

- 11,600 SF TWO-STORY OFFICE BUILDING
- ROOF REPLACED IN 2025
- LARGE OFFICES THROUGHOUT
- HIGH-END WOOD FINISHES
- AMPLE NATURAL LIGHT
- ADDITIONAL LOT WITH 6 PARKING SPACES INCLUDED

VIRTUAL TOUR LINK



FIRST FLOOR



SECOND FLOOR

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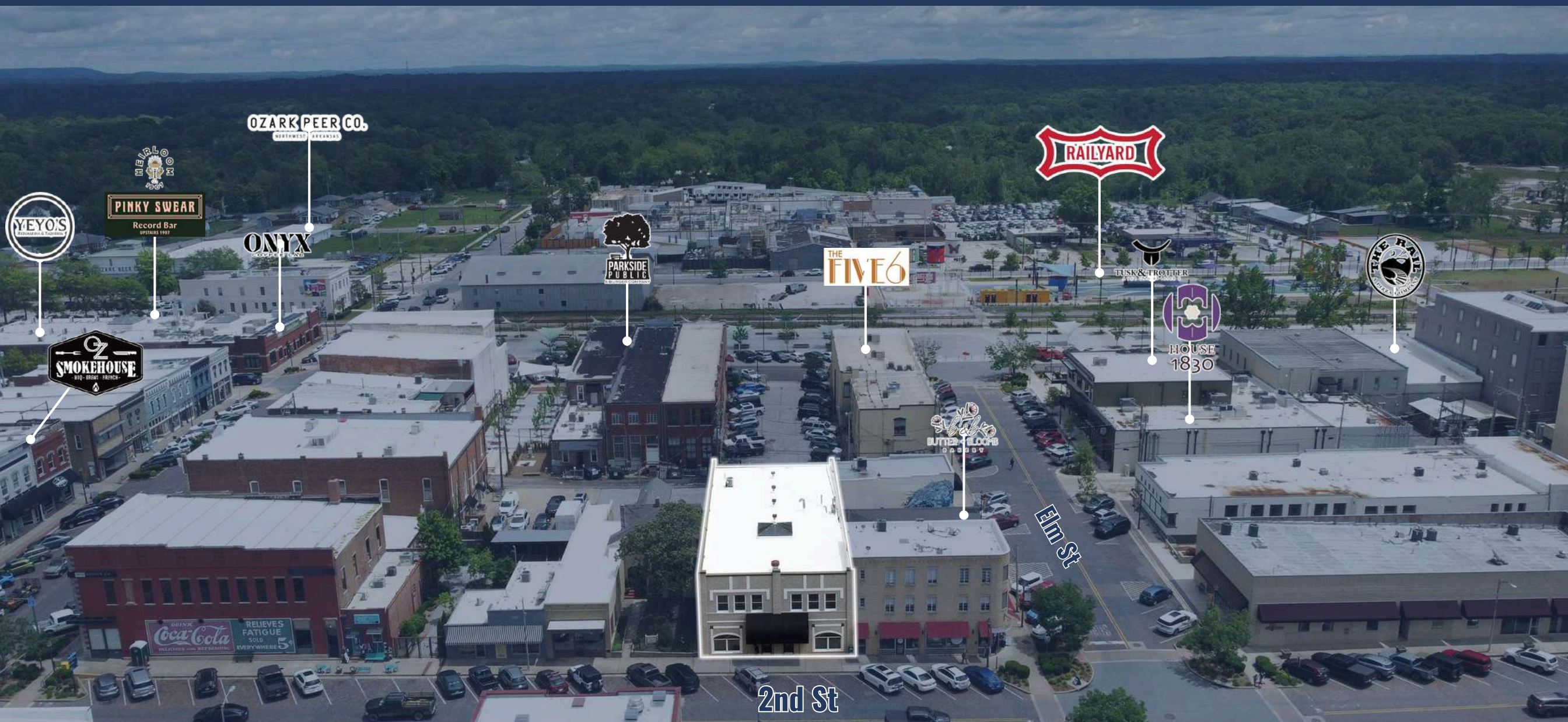
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EAST AERIAL VIEW



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NORTHWEST AERIAL VIEW



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PARKING/PROPERTY LINES



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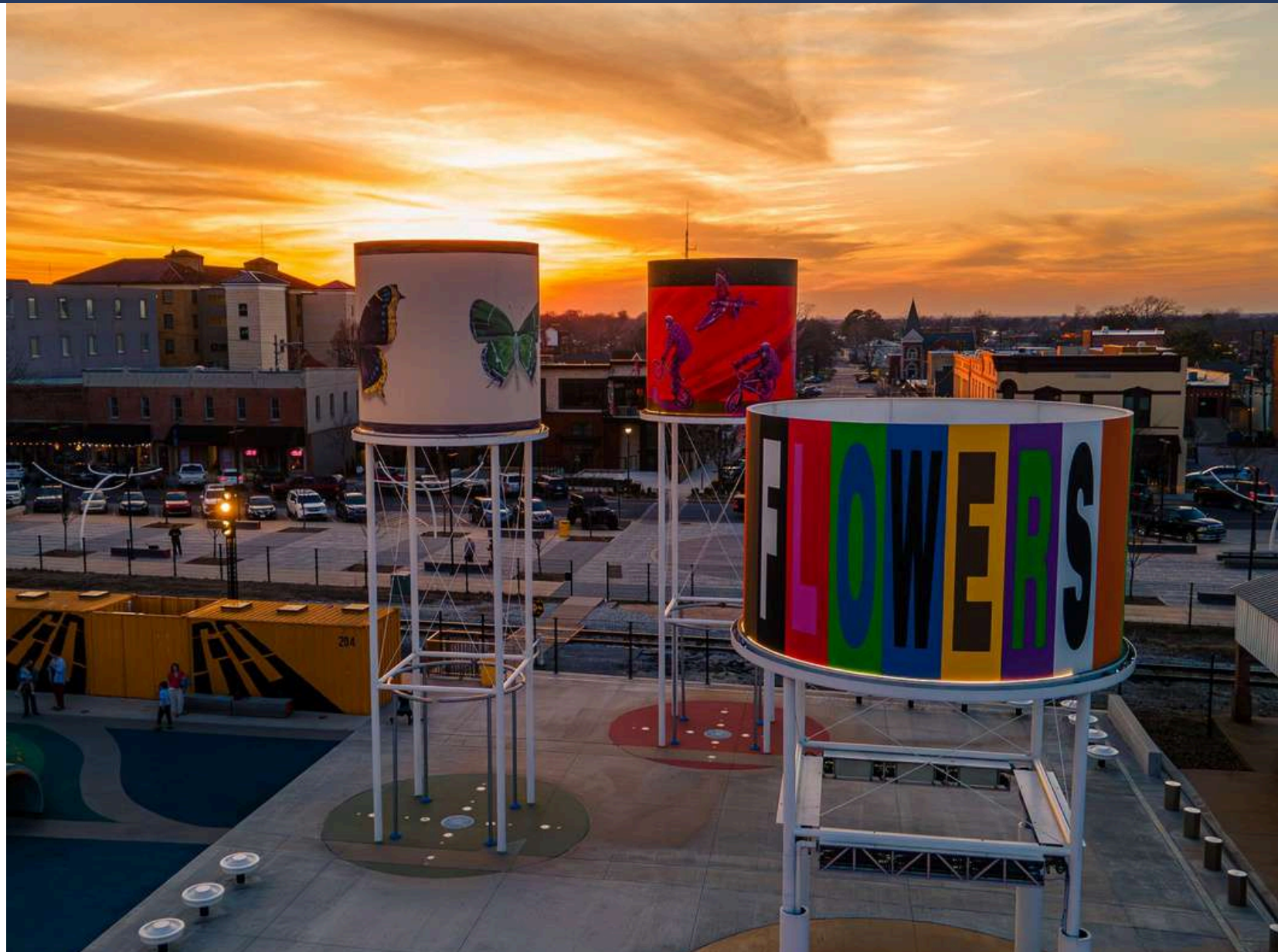


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DOWNTOWN ROGERS

A Thriving Hometown Feeling

Downtown Rogers is a charming gateway to the Ozarks. The vibrant downtown streets are lined with historic buildings, the lively Frisco Park that's a hub of community events, the exciting Railyard Bike Park, the serene Lake Atalanta Park & Trails, and its immediate proximity to the breathtaking Beaver Lake—amenities that encapsulate the spirit of this thriving town.



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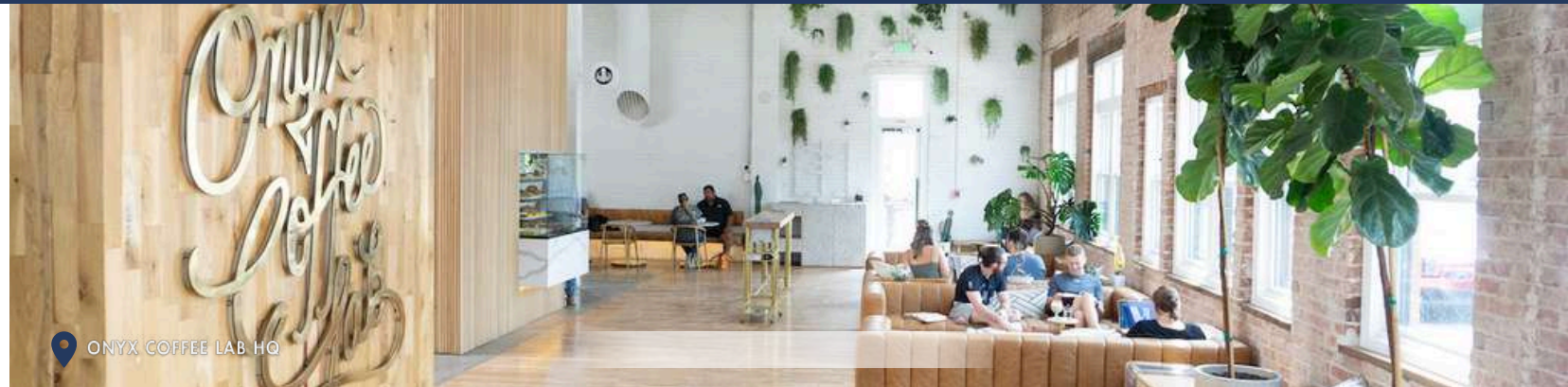
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THE FOODIE SCENE

A new culinary destination

Downtown Rogers is brimming with vitality. The emergence of new developments, coupled with a burgeoning restaurant and bar scene, has transformed the formerly tranquil city of Rogers into a gastronomic hotspot.

Popular businesses include: Onyx Coffee Lab HQ, Yeyo's Mezcaleria, Pinky Swear, Heirloom, Parkside Public, House 1830, Pub on the Bricks, Tusk and Trotter, and OZ Smokehouse. Heirloom at the 1907, Blu Sushi, Casa Alejo, Havana, Levi's Gastrolounge, Club Frisco, and The Rail Pizza. Downtown Rogers continually expands its culinary landscape with new restaurants launching each month.



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DOWNTOWN ROGERS



HAVANA TROPICAL GRILL



THE RAIL PIZZA



PINKY SWEAR



CLUB FRISCO



LEVI'S GASTROLOUNGE

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LOCATION

LOCATION CONVENIENCE



7.6
MILES



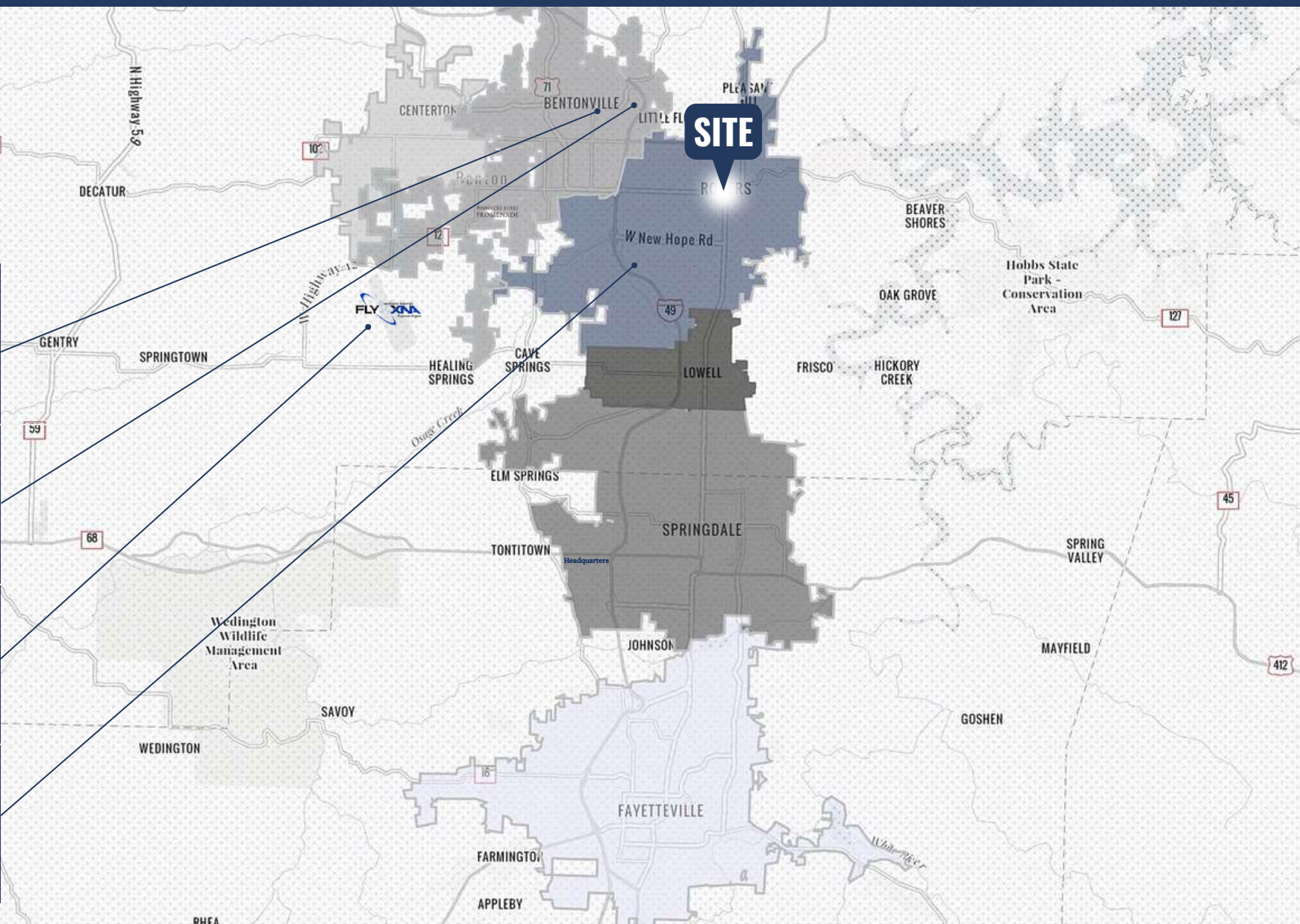
6.0
MILES



16
MILES



4.8
MILES



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