

2405 N OLD WIRE RD, FAYETTEVILLE, AR

# OFFICE BUILDING FOR SALE

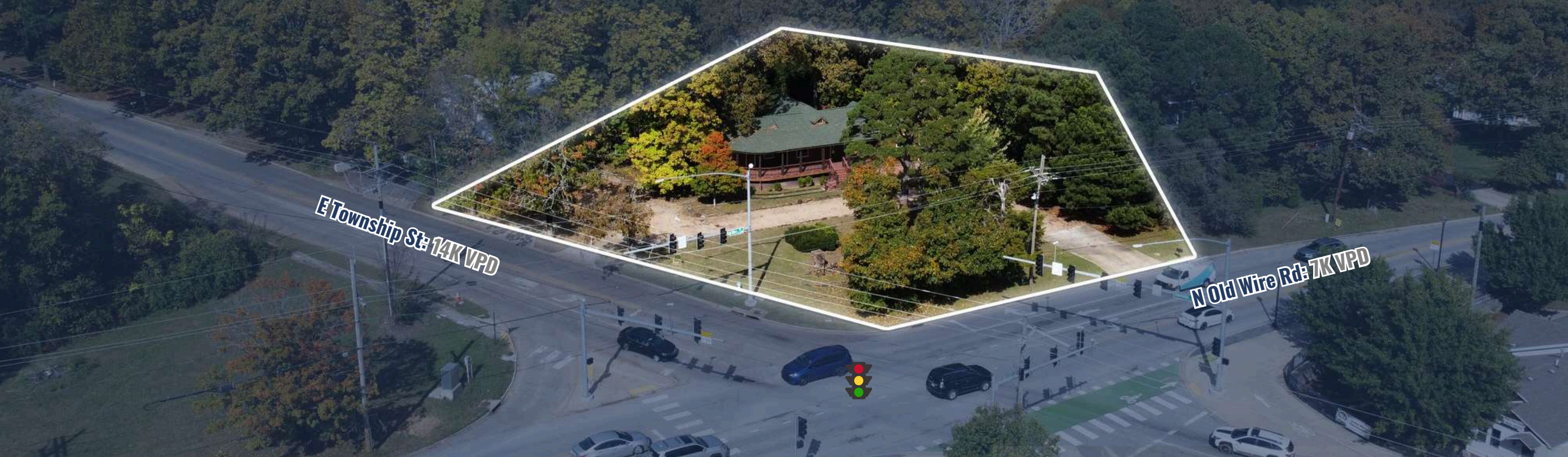


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**FOCUS CRE**  
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## EXECUTIVE SUMMARY

This  $\pm 1,918$  SF move-in ready office building sits on a spacious  $\pm 0.69$ -acre lot in East Fayetteville, offering an excellent opportunity for an owner-user or investor. Formerly an attorney's office, the property features large private offices, a generous conference room, and warm wood finishes throughout, reflecting a professional and well-maintained environment.

Positioned along N Old Wire Road—just 2.5 miles from Interstate 49—the property provides convenient access to major transportation routes, downtown Fayetteville, and surrounding amenities. With its ample on-site parking, visibility, and immediate functionality, this property is ideal for professional services, medical, or small business use.

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## PROPERTY HIGHLIGHTS

**1,918 SF**  
BUILDING AVAILABILITY

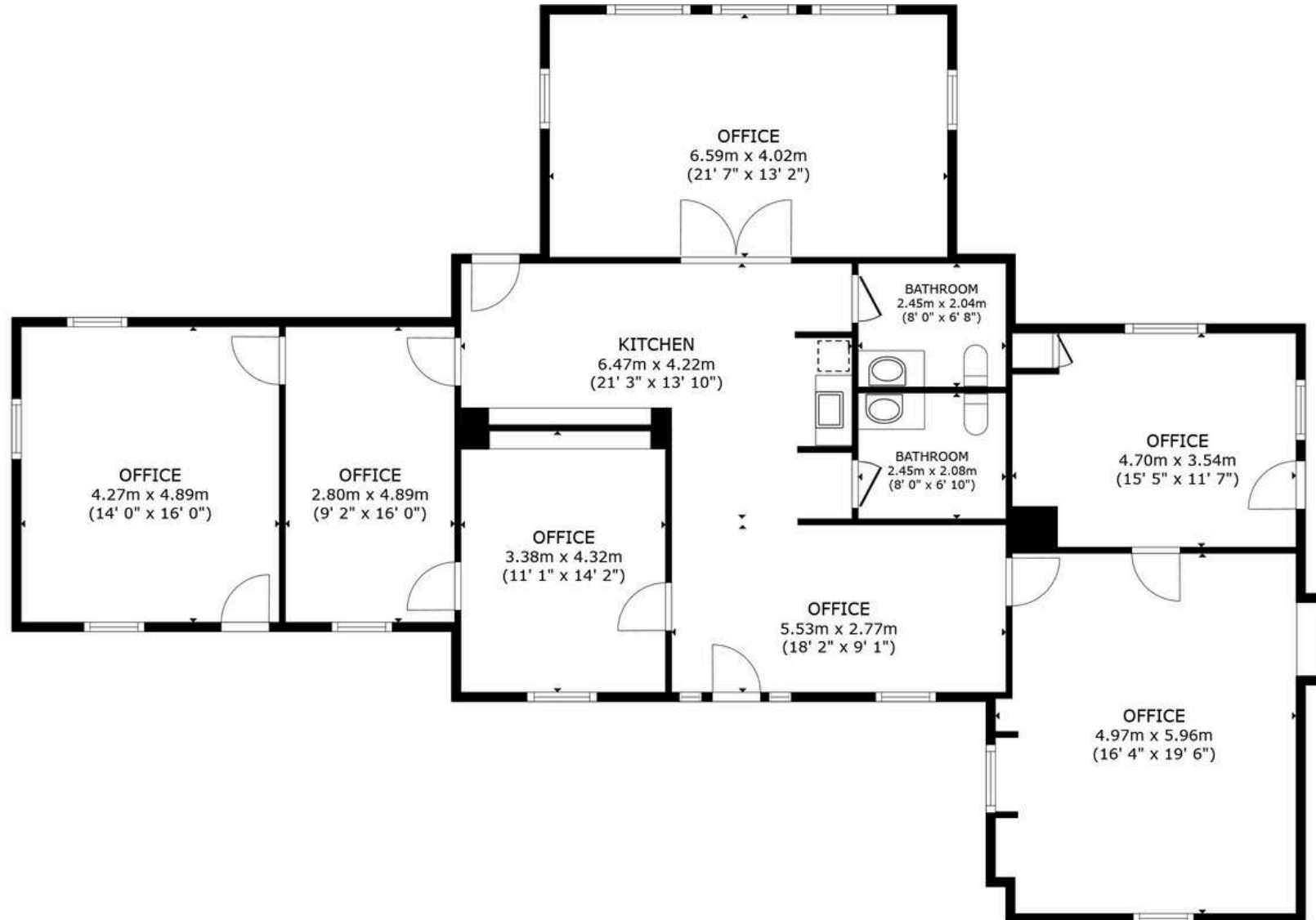
**\$750,000**  
ASKING PRICE

**0.69 AC**  
LAND AVAILABILITY

[🔗 VIRTUAL TOUR 🔗](#)

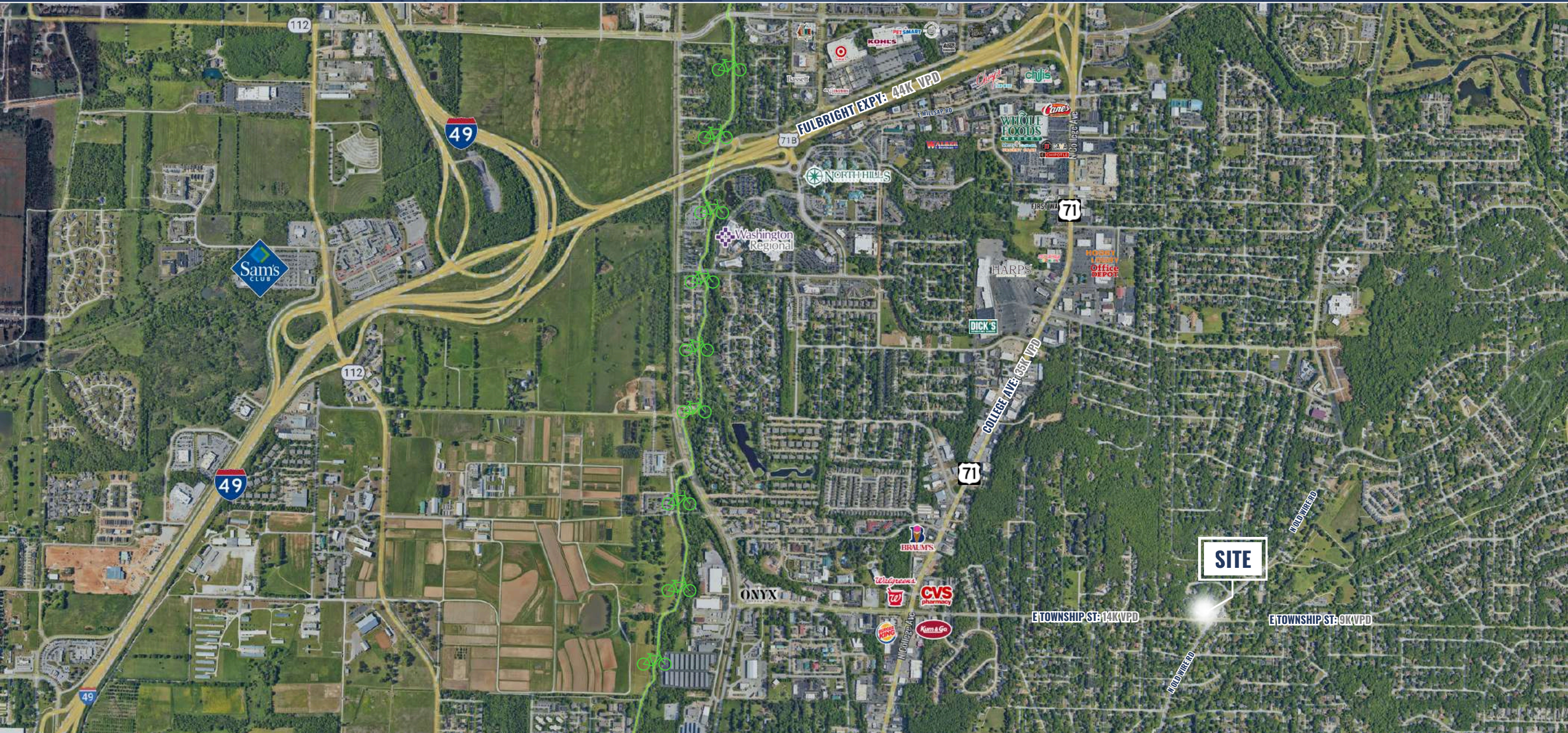


# FLOOR PLAN





# AERIAL MAP VIEW

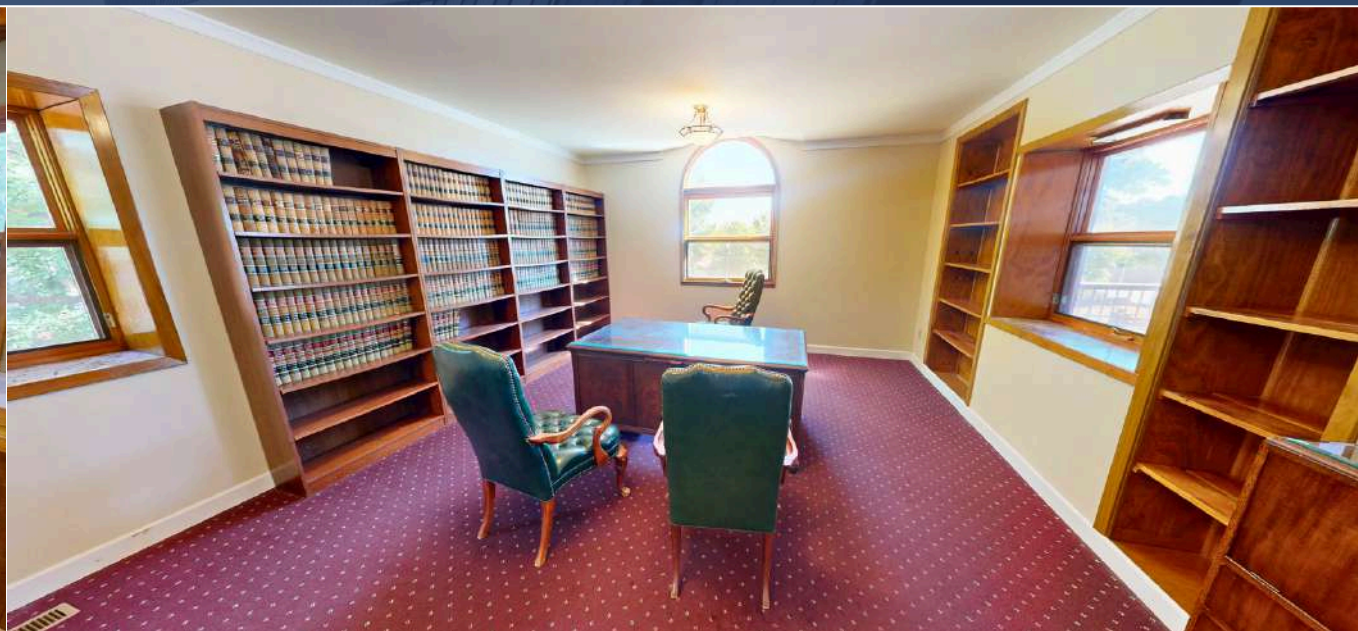


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# INTERIOR PHOTOS



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# OVERHEAD VIEW



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# SITE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

2405 S Old Wire Rd, Rogers, Arkansas, 72758

Ring of 3 miles

### KEY FACTS

41,004

Population



14,624

Households

34.3

Median Age

\$60,704

Median Disposable Income

### EDUCATION

16.4%

No High School Diploma



36.5%

High School Graduate



22.6%

Some College/  
Associate's Degree



24.5%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$72,848

Median Household Income



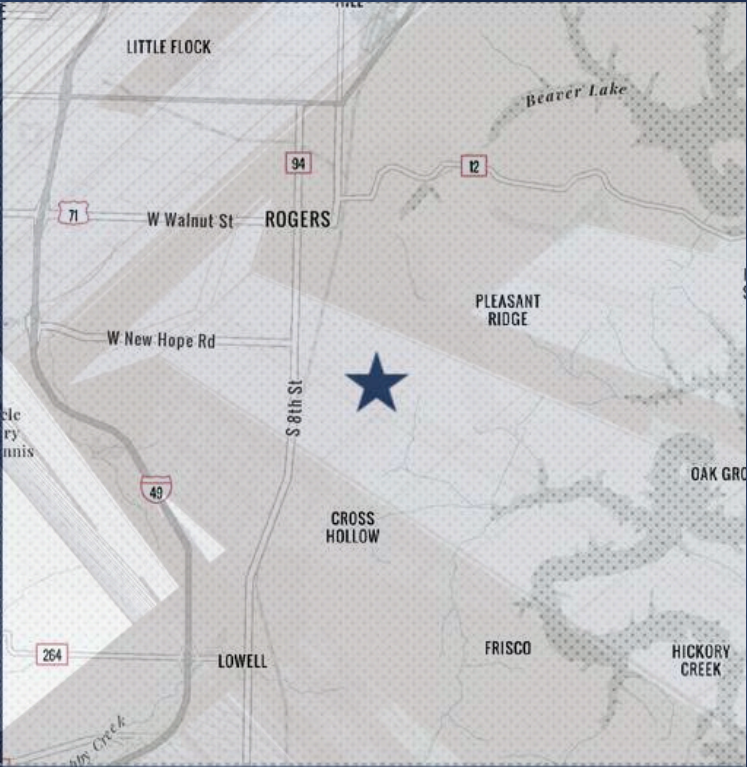
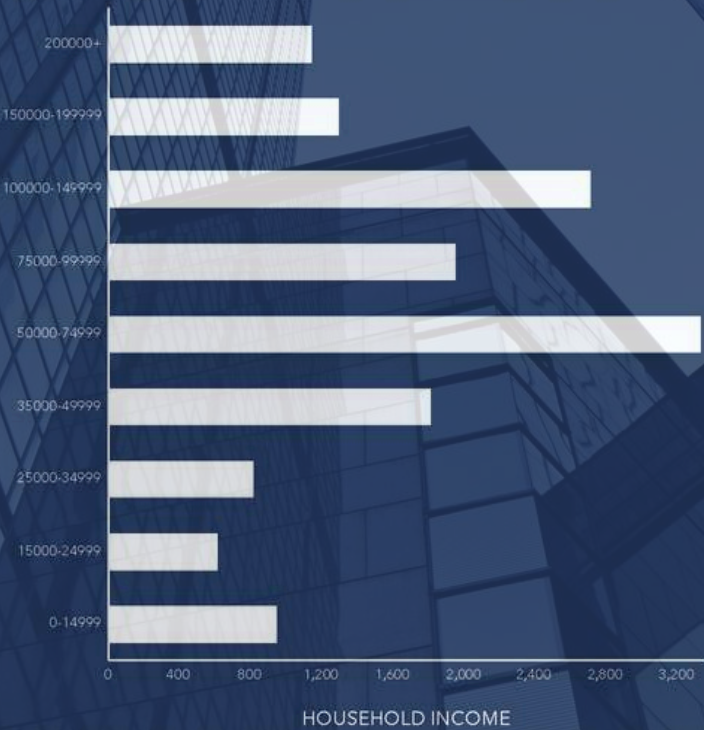
\$34,809

Per Capita Income



\$159,544

Median Net Worth



### EMPLOYMENT



White Collar

45.7%



Blue Collar

37.1%



Services

20.5%

2.6%

Unemployment Rate



# CONTACT US



## COREY FUHRMAN

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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.

## YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



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# FOCUS

## COMMERCIAL REAL ESTATE

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