

2004 W WALNUT STREET, SUITE 101, ROGERS, AR

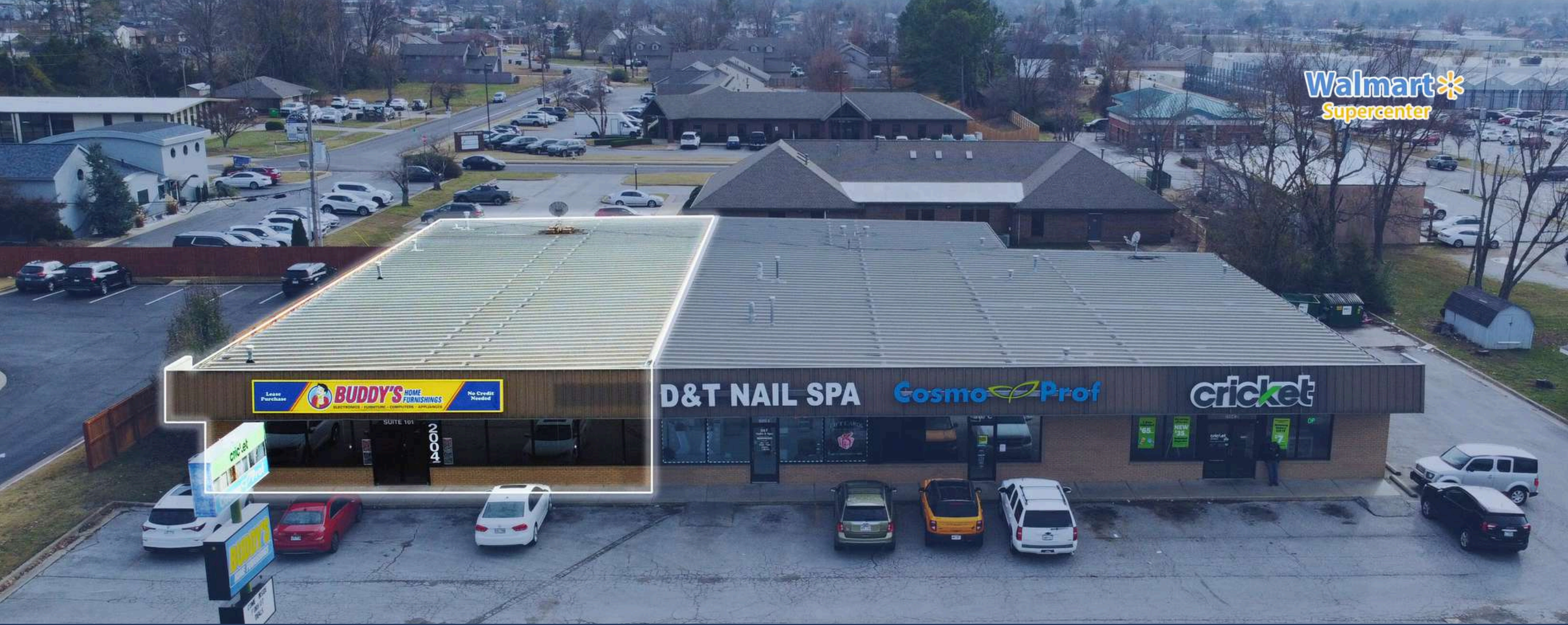
RETAIL SPACE FOR LEASE



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FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
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LEASE OVERVIEW

SUITE 101:	5,738 SF
RENTAL RATE:	\$24.00 PSF
LEASE TYPE:	MODIFIED GROSS

SITE SUMMARY

±5,738 SF of prime retail space is available for lease at \$24.00/SF Modified Gross in West Rogers, offering excellent visibility and convenient access to the Walmart Supercenter, Frisco Station Mall, Downtown Rogers, W Walnut Street, and I-49. This flexible, high-exposure location is ideal for retail or service users seeking a strong presence in a growing commercial corridor.



Walmart
Supercenter

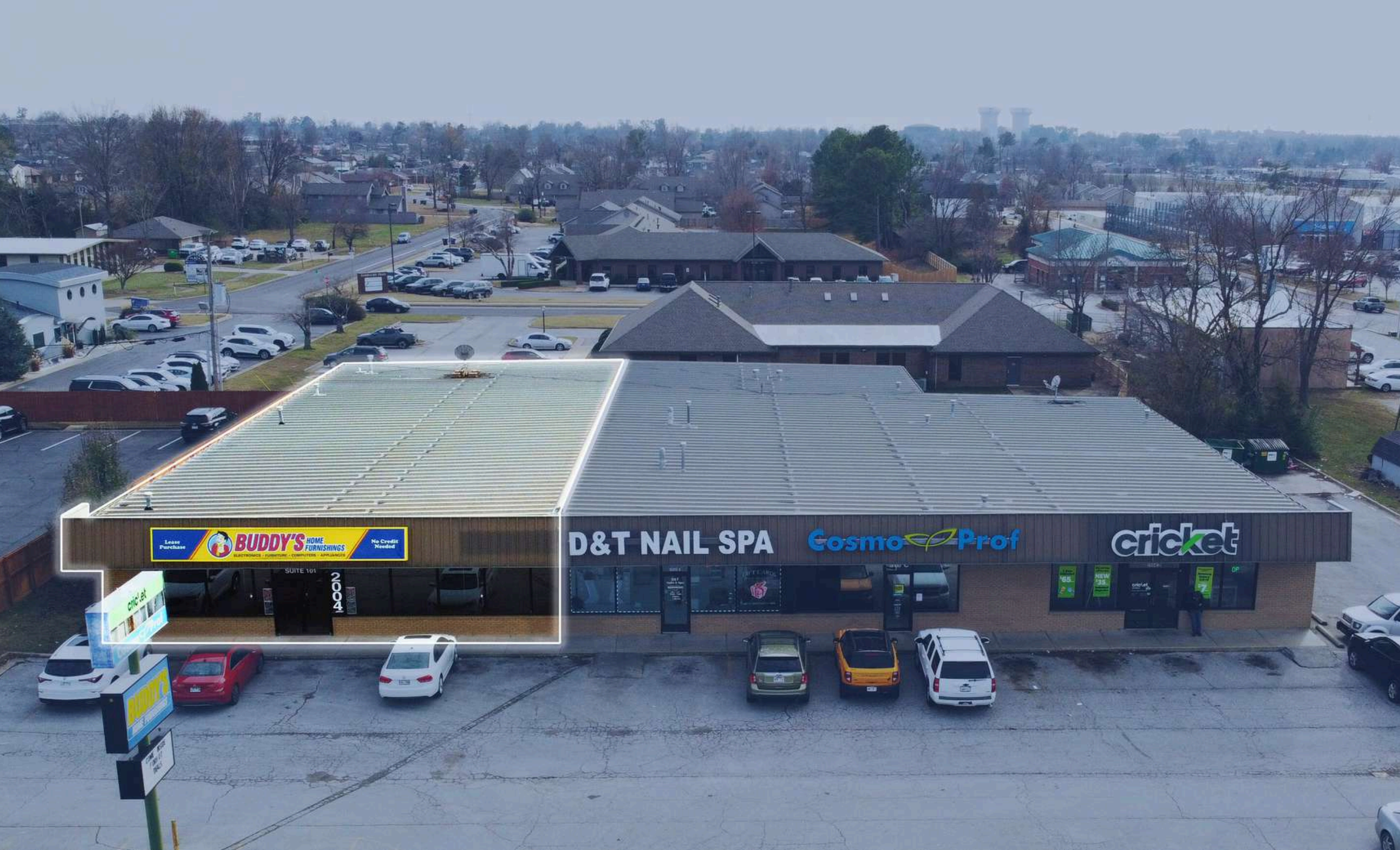
BUDDY'S

D&I NAIL SPA

Cosmo

Bro's

Cafe



Lease Purchase

BUDDY'S HOME FURNISHINGS

ELECTRONICS • FURNITURE • COMPUTERS • APPLIANCES

No Credit Needed

SUITE 101

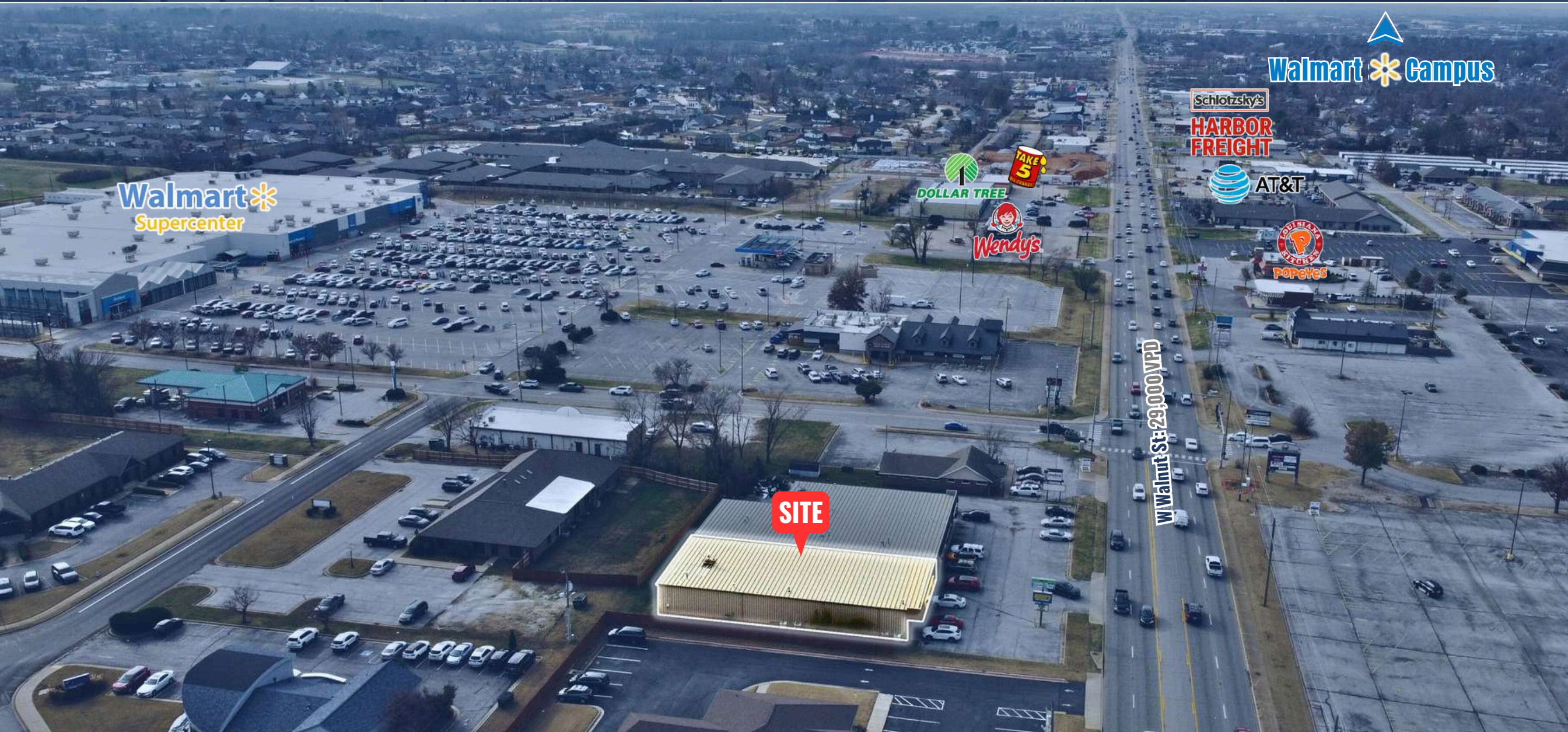
200
1400

D&T NAIL SPA

Cosmo-Prof

cricket

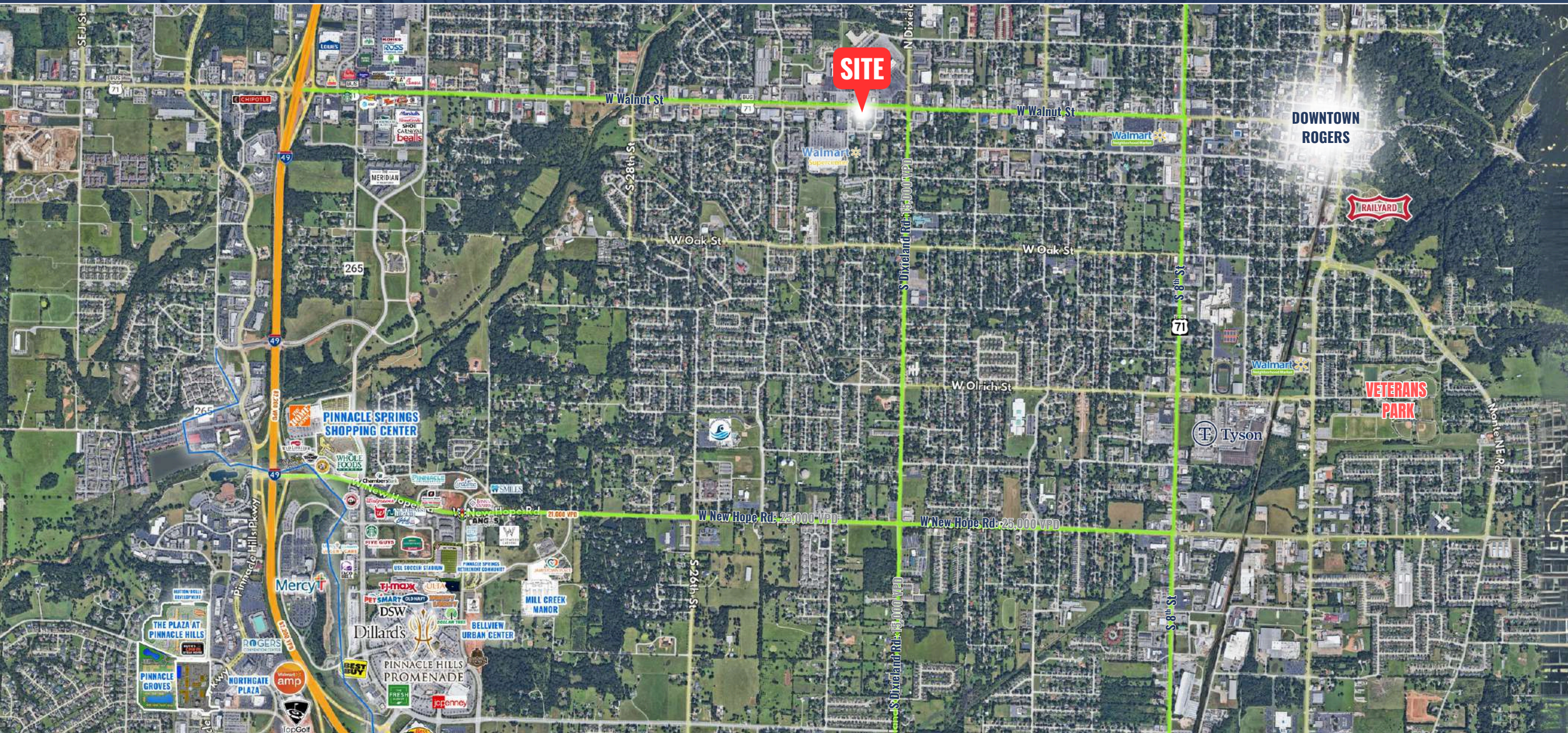
AERIAL VIEW



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AERIAL MAP VIEW



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CONTACT US



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

YOUR BUSINESS. OUR FOCUS.

At focus, our team leverages deep market knowledge, data-driven site selection, and strong industry relationships to advocate on your behalf—securing optimal lease terms, reducing risk, and aligning your space with your operational needs and growth goals.

We understand that every business is unique. That's why we take a consultative approach—working as your trusted partner from the initial search to lease negotiation and occupancy. Whether you're expanding, relocating, or entering a new market, Focus CRE delivers customized real estate strategies that maximize value, flexibility, and ROI.



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