

**PRIME COMMERCIAL LEASE SPACE AVAILABLE!**



# TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



**RETAIL OR OFFICE SPACES AVAILABLE:**

Last Remaining Vacancy: Suite 107 - 1,650 sqft.

Type of Lease: NNN - \$4.95  
\$187/mo Water/Trash Fee

VPD: 25,000

**NOTABLE OTHER TENANTS:**

- Starbucks
- Chick-Fil-A
- Cox
- StateFarm
- Subway
- T-Mobile
- SERC Physical Therapy

**OFFERING SUMMARY**

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	1,650 SF
Lot Size:	6.88 Acres
Building Size:	42,501 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,315	6,140	14,588
Total Population	3,644	16,388	39,916
Average HH Income	\$110,359	\$103,885	\$100,914

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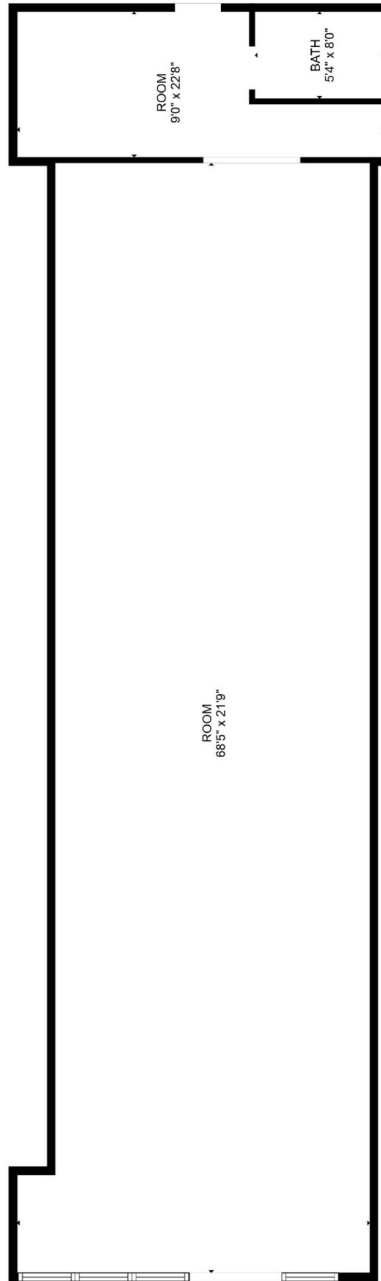
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# SUITE 107 FLOOR PLAN

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## Suite 107

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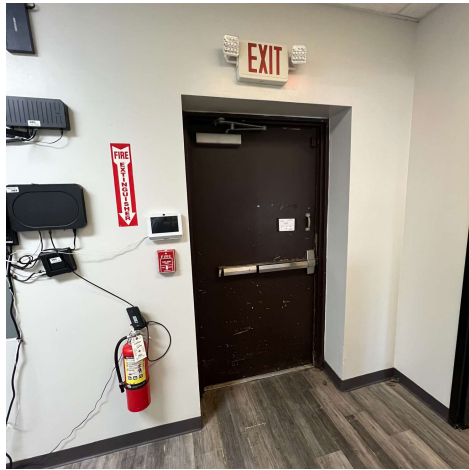
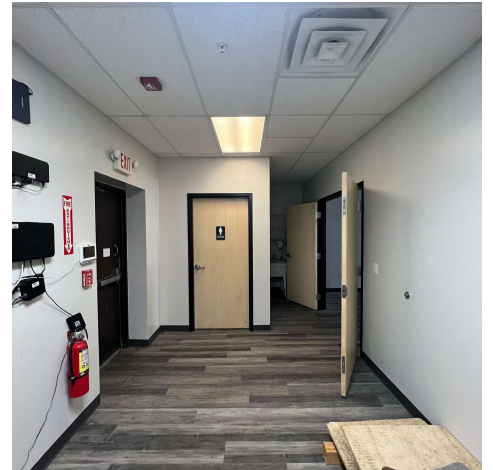
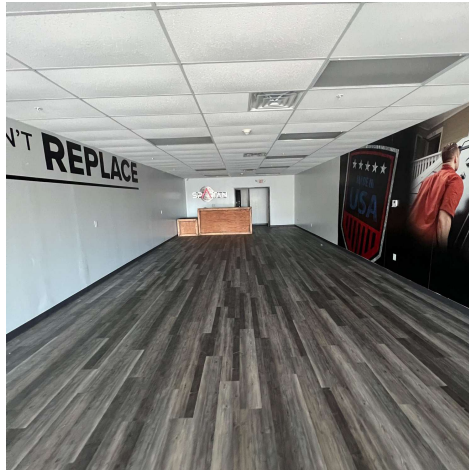
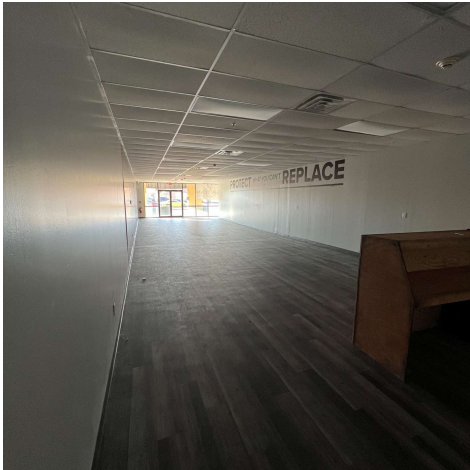
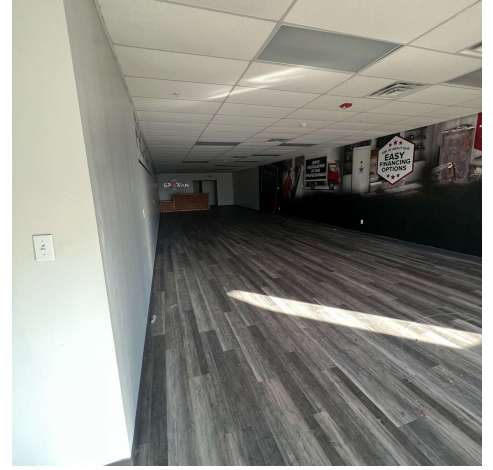
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# SUITE 107 PHOTOS

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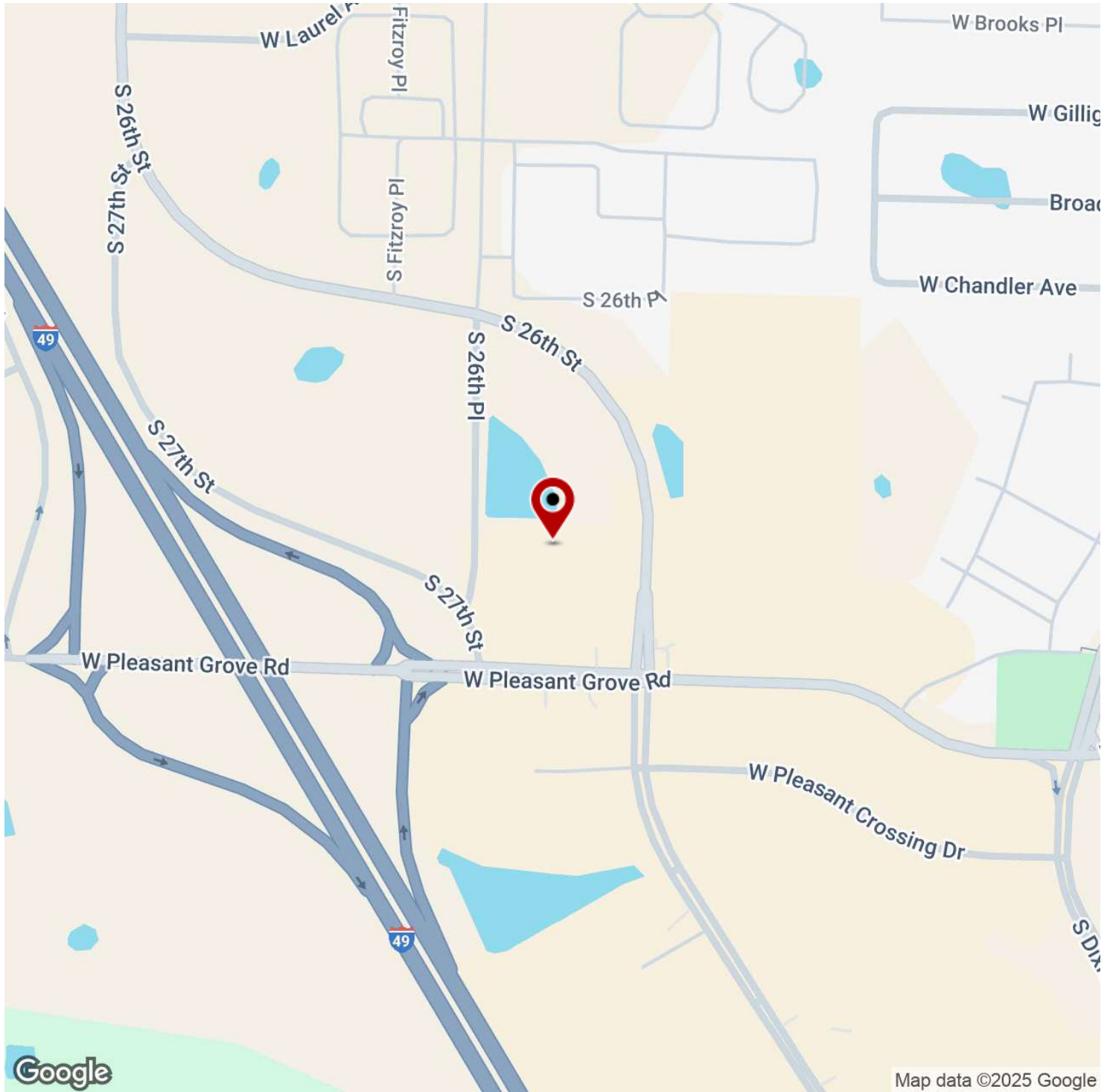
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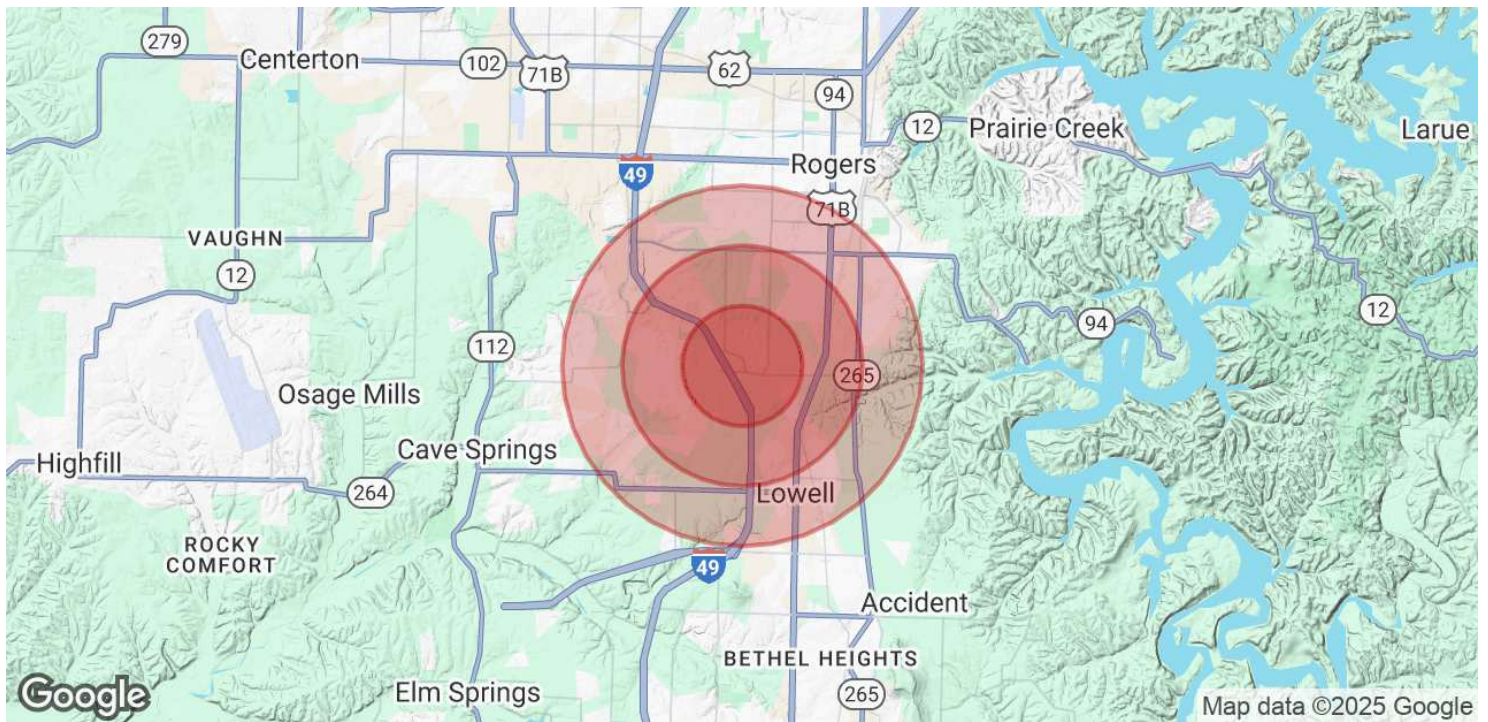
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,644	16,388	39,916
Average Age	33.8	34.1	33.5
Average Age (Male)	33.6	33.6	33.6
Average Age (Female)	33.9	34.9	34.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,315	6,140	14,588
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$110,359	\$103,885	\$100,914
Average House Value	\$242,385	\$230,603	\$226,522

\* Demographic data derived from 2020 ACS - US Census

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