

2026



Mason Capital Group

Real Estate Investment & Trust

FOR LEASE

401 N 2nd St.

Rogers, AR 72756

401 N 2ND STREET - ROGERS – ARKANSAS

FOR LEASE | POTENTIAL SALE WITH OWNER FINANCING

COMMERCIAL BUILDING FOR LEASE

PROPERTY TYPE: Office/Retail Building
ADDRESS: Durham Place, Bentonville, AR 72712
OFFERING PRICE: \$3,900
BUILDING SIZE: ± 2,972± SF
ZONING: Central Business District (Downtown Rogers)
OFFERING DATE: February 19, 2026

EXECUTIVE SUMMARY

401 N 2nd Street represents a rare commercial leasing opportunity in the heart of highly desired Downtown Rogers, one of Northwest Arkansas' most vibrant and rapidly growing business districts. This 2,972 SF free-standing office/retail building is strategically positioned on a major high-traffic corridor with exceptional visibility, convenient customer access, and outstanding branding potential.

The property is ideally suited for professional services tenants (therapy, legal, CPA, insurance), medical/dental practices, boutique retail, or any concept that benefits from drive-thru accessibility and prominent downtown presence. The iconic landmark water tower location, surrounding new development momentum, and exceptional signage opportunities (corner billboard + large commercial marquee) combine to create a distinctive competitive advantage for tenant marketing and brand visibility.

Availability: Lease beginning 02/16/2026 with flexible terms | Owner may consider sale and/or owner-financing for qualified buyer-users.

PROPERTY OVERVIEW

Location & Setting

401 N 2nd Street is located in Downtown Rogers' Central Business District, immediately adjacent to the iconic downtown water tower and situated on a major thoroughfare that delivers consistent high-traffic exposure and easy wayfinding for clients and customers. The location benefits from:

- **Prime downtown positioning** in one of Arkansas' most sought-after commercial submarkets
- **Major road frontage** with significant daily traffic volume and drive-by visibility
- **Walkability & urban amenities** surrounded by established neighborhoods, retail activity, downtown destinations, and cultural attractions
- **Landmark reference point** (iconic water tower area) for easy customer recognition and repeat visitation
- **Access to I-49** via Walnut Street corridor—convenient regional connectivity

Building Specifications

Rentable Area: ±2,972 SF (single level, free-standing building)

Land Area: ±0.36 Acres

Building Status: Climate-controlled, ready for occupancy

Lease Structure: Gross Lease (Landlord pays property taxes)

Minimum Lease Term: Flexible

Minimum Divisible Space: 2,972 SF (full building)

Zoning & Permitted Uses

The property is zoned Central Business District (Downtown Rogers), permitting a wide range of commercial uses, including:

- Medical, dental, therapy, counseling offices
- Professional services (attorney, CPA, financial, insurance, general office)
- Retail (boutique, specialty services, retail)
- Drive-thru food, coffee, pharmacy concepts
- Church, nonprofit, community services
- Wellness, fitness, day care, educational facilities
- Other commercial uses typical of vibrant downtown districts



MARKET POSITION & VISIBILITY

Why Downtown Rogers Matters

Downtown Rogers has evolved into Northwest Arkansas' premier location for businesses seeking authenticity, walkability, community engagement, and long-term stability. Recent and ongoing developments include new mixed-use projects, restaurant concepts, retail expansion, and significant infrastructure investment—all of which reinforce Downtown Rogers as a destination and employment hub.

This particular corner property benefits from:

1. **High-frequency traffic exposure** on a major daily commute corridor
2. **Distinctive architectural context** and landmark positioning (water tower proximity)
3. **Momentum & investment** from surrounding new downtown projects and initiatives
4. **Professional environment** ideal for service-based businesses seeking credibility and client confidence



Signage & Branding Opportunities (Exceptional)

This property offers uncommonly strong branding and marketing assets:

The property is zoned Central Business District (Downtown Rogers), permitting a wide range of commercial uses, including:

- **Corner Billboard Opportunity:** Prominent corner billboard provides standout advertising visibility to daily commuters and targets high-frequency exposure
- **Large Commercial Marquee:** Building features significant commercial signage potential, allowing prominent tenant identification and daily promotional messaging
- **Building Visibility:** Free-standing, single-tenant building on major corner lot ensures undivided brand attention and maximum identification

For professional services, retail, medical, or any tenant where repeat visibility drives business, these signage opportunities are a material competitive advantage.



IDEAL TENANT PROFILES

Professional Services (Primary Target)

- **Therapy/Counseling:** Private practice therapists, behavioral health centers, and counseling services seeking accessible, prominent downtown locations with easy parking and wayfinding
- **Legal Services:** Law firms, solo practitioners, and boutique legal offices valuing professional downtown address with parking convenience
- **Financial Services:** CPA offices, financial advisors, insurance agencies, and wealth management firms positioning on professional downtown corridor
- **General Office:** Corporate satellite offices, consulting, real estate, marketing firms, and professional services desiring independent space and strong identity

Medical & Wellness

- **Dental practices, orthodontists, and specialty medical offices**
- **Physical therapy and wellness centers**
- **Chiropractors and alternative health practitioners**
- **Medical administrative/billing centers**

Retail & Service Retail

- **Therapy/Counseling:** Private practice therapists, behavioral health centers, and counseling services seeking accessible, prominent downtown locations with easy parking and wayfinding

- **Legal Services:** Law firms, solo practitioners, and boutique legal offices valuing professional downtown address with parking convenience
- **Financial Services:** CPA offices, financial advisors, insurance agencies, and wealth management firms positioning on professional downtown corridor
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Drive-Thru Capable Concepts

Properties with drive-thru potential and parking convenience become compelling for:

- **Coffee/beverage concepts**
- **Quick-service food (breakfast, lunch, coffee)**
- **Pharmacy or health & wellness drop-off**
- **Financial services (check deposit, banking services)**



LEASE TERMS & AVAILABILITY

Available: February 16, 2026 (immediate or negotiable commencement)

Lease Structure: Gross Lease (Landlord pays property taxes, assessments, insurance)

Minimum Term: 1 year (flexible renewal negotiation)

Space Divisibility: Minimum 2,972 SF (full building)

Parking: On-site parking available

Climate Control: Yes (HVAC system in place)

Utilities: Tenant separately metered for electric, gas, water, sewer

Common Area Maintenance (CAM): Not applicable (single-tenant building)

Rental Rate & Terms: Available upon request—tailored to credit-quality tenant profile and lease structure.

OWNERSHIP CONSIDERATIONS

POTENTIAL SALE & OWNER FINANCING OPPORTUNITY

While leasing is the primary focus, the property owner has indicated interest in considering a sale and/or offering owner-financing for a qualified owner-user buyer. This creates a unique opportunity for an operator seeking to:

- Lock in a 20+ year presence in Downtown Rogers' growing Central Business District
- Build equity in a landmark corner property with exceptional visibility and branding potential
- Secure flexible financing terms with an owner-motivated seller
- Own rather than lease a professional or retail operation in a premier location

Owner-financing structures can be tailored to credit-quality buyers with meaningful equity and professional business history.

MARKET ANALYSIS

Downtown Rogers Commercial Real Estate Trends

1. **Supply Scarcity:** Free-standing, single-tenant buildings on major downtown thoroughfares are uncommon—most downtown commercial space is multi-tenant or structured differently
2. **Demand Growth:** Professional services, medical offices, and boutique retail are increasingly seeking downtown locations for urban credibility and client attraction
3. **Visibility Premium:** Tenants actively seek signage opportunities and high-traffic visibility; this property delivers both unusually
4. **Owner-User Momentum:** Local business owners increasingly prefer to own rather than lease; owner-financing flexibility is attractive to qualified buyers
5. **Mixed-Use Revival:** Downtown Rogers' ongoing development and walkability improvements continue to attract tenants and visitors

Competitive Advantages

- **Unique cornerstone positioning** on high-traffic downtown corridor
- **Exceptional branding/signage potential** (billboard + marquee) vs. typical downtown multi-tenant space
- **Full-building autonomy** (no shared spaces, no common area meetings, no multi-tenant politics)
- **Landmark recognition** (water tower area) aids customer wayfinding and repeat business

- **Flexible use zoning** allows tenant turnover to multiple compatible business types
- **Immediate occupancy** ready for move-in

FINANCIAL OVERVIEW (TENANT CONSIDERATIONS)

Cost Predictability (Gross Lease Advantage)

Gross Lease structure provides tenant cost certainty:

- Landlord covers property taxes, building insurance, and assessments
- Tenant covers utilities (separately metered)
- No surprise CAM charges or variable expense increases
- Simplified budgeting for small business owners and professional practices

Scalability & Flexibility

- Single 2,972 SF footprint may suit tenants transitioning from home office or smaller space
- Full-building lease provides growth flexibility without multi-tenant constraints
- Potential for future expansion negotiation if adjacent space becomes available
- Professional environment supports premium service offerings and higher billing rates

For Prospective Tenants

To schedule a tour, discuss lease terms, or inquire about specific business fit:

Contact Mason Capital Group

Phone: (479) 510 - 3333

Email: Torabi@MasonCapitalGroup.com

Website: www.MasonCapitalGroup.com

For Potential Buyer-Users (Owner-Financing Interest)

If you're interested in purchasing 401 N 2nd Street with owner-financing support, please contact the listing agent with:

- Business background and history
- Proposed use for the property
- Estimated equity/down payment capability
- Financing timeline and terms of interest

Owner-financing discussions available for qualified prospects.

DISCLAIMER

This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation to lease. All information is believed to be accurate but is not guaranteed. Prospective tenants and buyers should conduct independent inspections, legal review, and due diligence. This memorandum is confidential and intended solely for prospective tenants/buyers; distribution without permission is prohibited.

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