

+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE



721 N 2ND ST

Rogers, AR 72756



PROPERTY DESCRIPTION

Prime +/- 9,000 SF warehouse/office space available near Downtown Rogers! This high-visibility property on busy 2nd St offers excellent exposure with an impressive traffic count of approx. 15,000 VPD. The building features two loading docks, one with an 8' tall door and the other with a spacious 10'x10' door. Inside, enjoy tall ceilings with a maximum height of 21.5 feet at the center and 12 feet along the sides, perfect for flexible storage and workspace needs. The layout includes two offices and a private restroom, all set on a sprawling +/- 1.8 acre lot, providing ample space and accessibility. A strategic location, flexible layout, and strong visibility make this an outstanding opportunity for businesses ready to expand or establish a presence in Rogers.

PROPERTY HIGHLIGHTS

- +/- 9,000 SF of Warehouse/Flex Space
- Two Loading Docks for easy Shipping and Receiving
- Center Ceiling Height of 21.5', Ideal for Warehouse Operations
- Two Spacious and Functional Offices

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Available SF:	8,880 SF
Lot Size:	1.8 Acres
Building Size:	8,880 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,040	17,539	34,671
Total Population	5,628	49,638	93,226
Average HH Income	\$85,762	\$84,529	\$97,437

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE



721 N 2ND ST

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

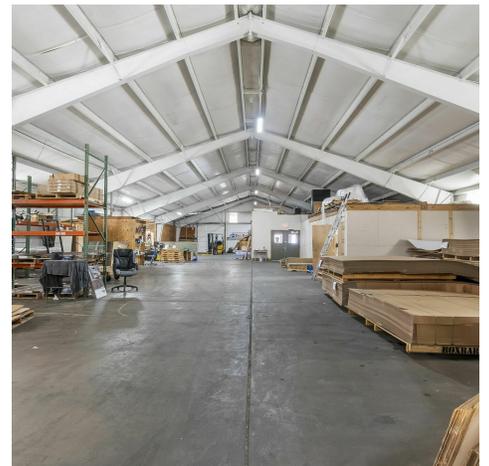
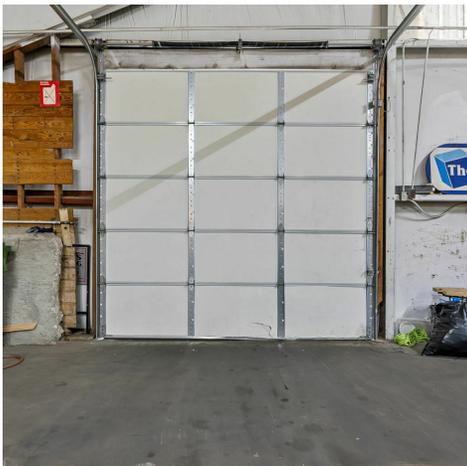
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE

721 N 2ND ST

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

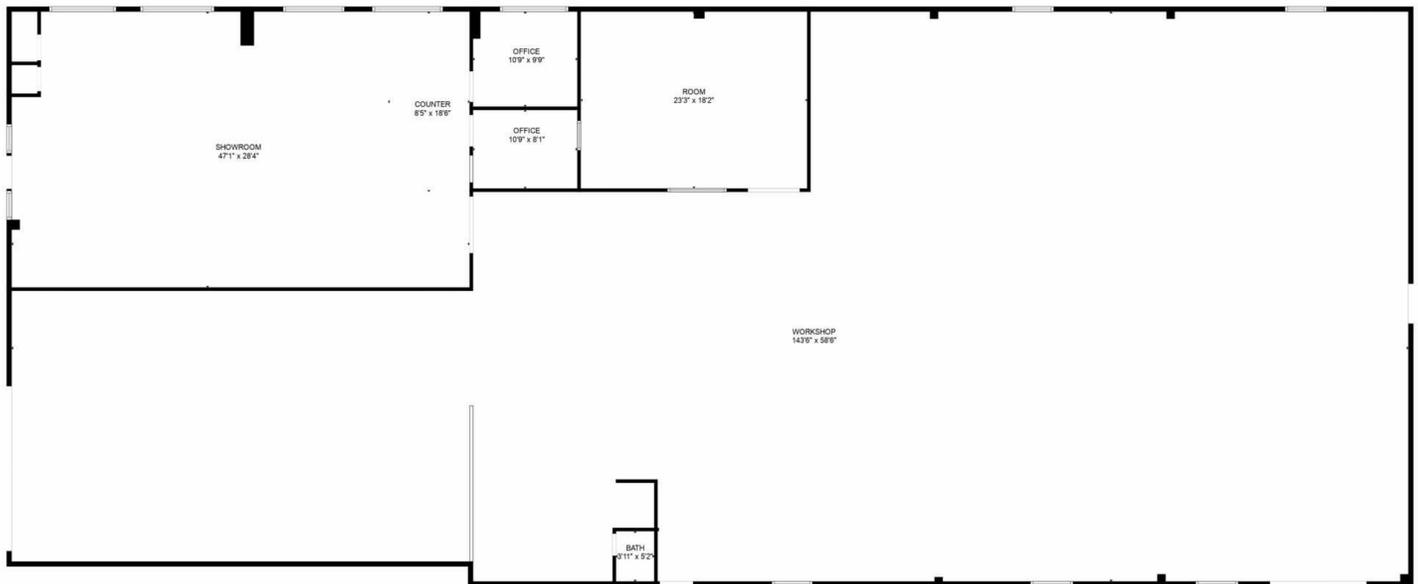
+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE



721 N 2ND ST

Rogers, AR 72756

721 N 2nd St



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

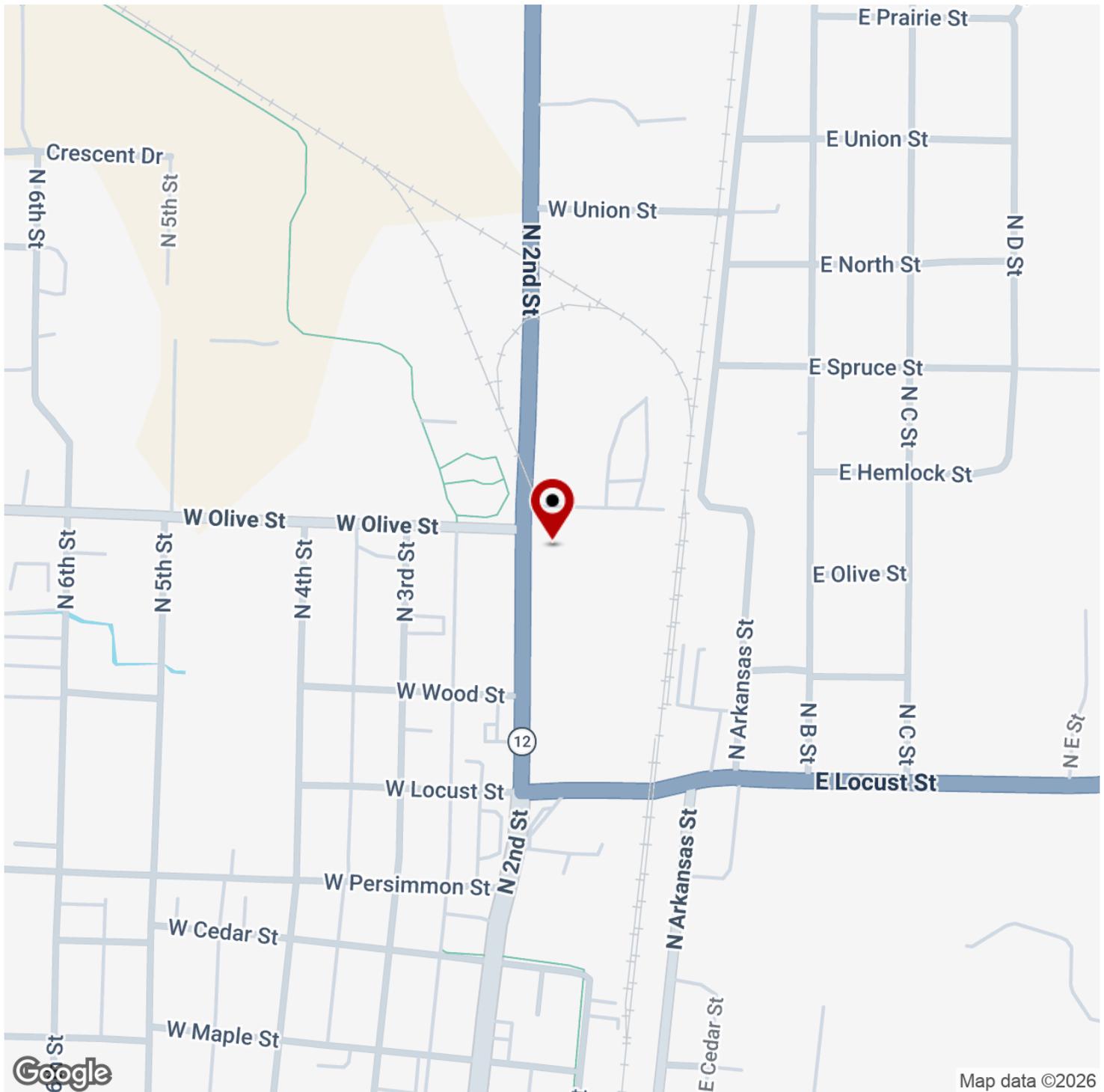
Each Office Independently Owned and Operated salmonsengroup.com

+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE



721 N 2ND ST

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

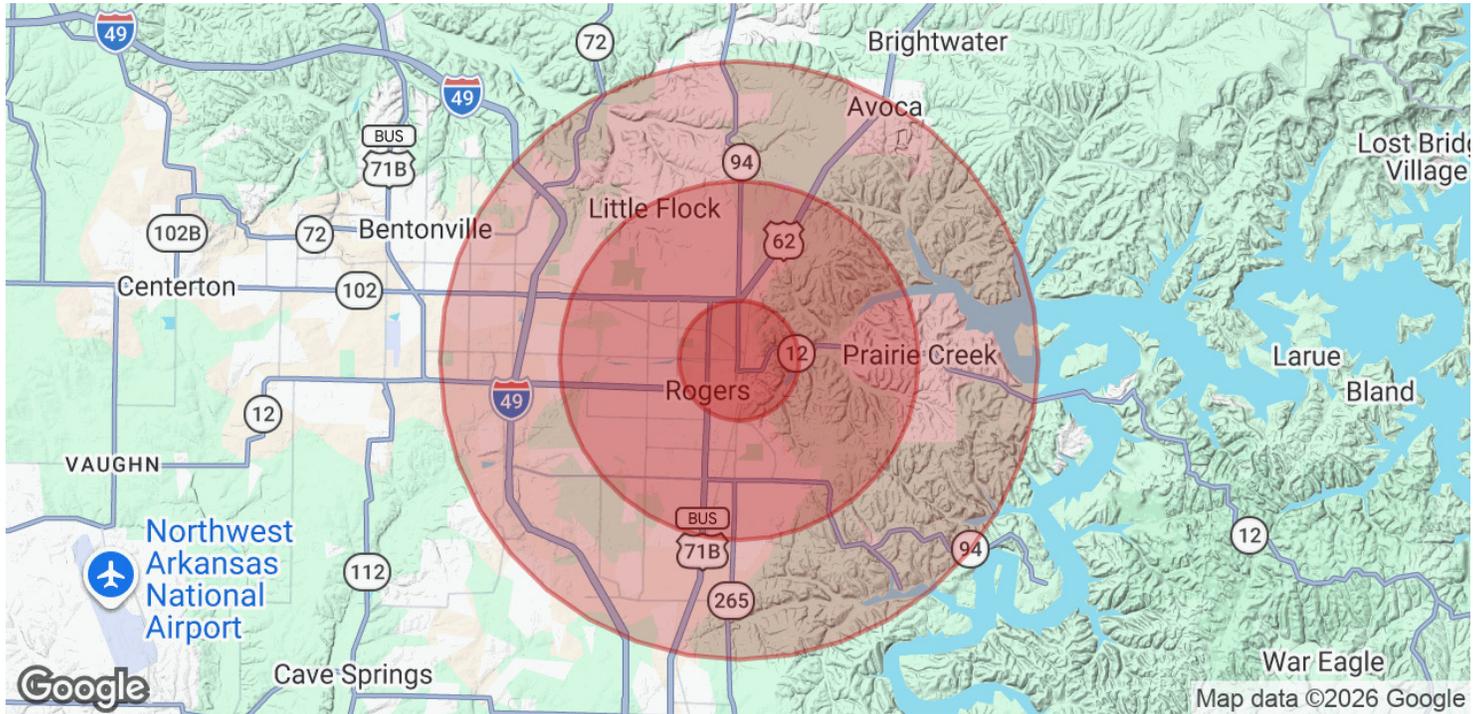
Each Office Independently Owned and Operated salmonsengroup.com

+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE



721 N 2ND ST

Rogers, AR 72756



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,628	49,638	93,226
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,040	17,539	34,671
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$85,762	\$84,529	\$97,437
Average House Value	\$290,248	\$255,301	\$309,169

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
 Executive Broker
 O: 479.231.1355
 C: 479.330.1250
 sgrleadmanager@gmail.com
 AR #EB00066512

KW COMMERCIAL
 201 SW 14th St.
 Suite 203
 Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com