

+/- 7,000 SF MEDICAL/OFFICE SPACE FOR LEASE

101 N 37TH ST

Rogers, AR 72756



PROPERTY DESCRIPTION

+/- 7,000 SF prime Medical/Office space located just off W Walnut St, one of Rogers' busiest corridors with 28,000 VPD! This property is also conveniently located about 0.7 miles from I-49, which sees approx. 100,000 VPD! Features of this space include: Welcoming reception and waiting area, spacious conference room, 4 restrooms for convenience, private offices for staff or administration, break room, lab space and nurses station, large treatment room, and private exam rooms for patient care. Situated near national retailers like Marshalls, Beall's, 7 Brew Coffee, Chick-fil-A, Raising Cane's, and more, this space offers both high visibility and accessibility. Don't miss out on this premium location for your medical or office needs!

PROPERTY HIGHLIGHTS

- +/- 7,000 SF Medical Office
- Ample Parking for Guests and Employees
- High Visibility with Prominent Signage Opportunities
- Convenient Access to Major Highways and Thoroughfares
- Multiple Restrooms for Patient Convenience
- Multi Exam Rooms and Private Offices

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	7,010 SF
Lot Size:	0.81 Acres
Building Size:	7,010 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,042	22,295	49,465
Total Population	8,191	56,666	135,135
Average HH Income	\$92,495	\$96,917	\$122,011

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.

TIMOTHY SALMONSEN

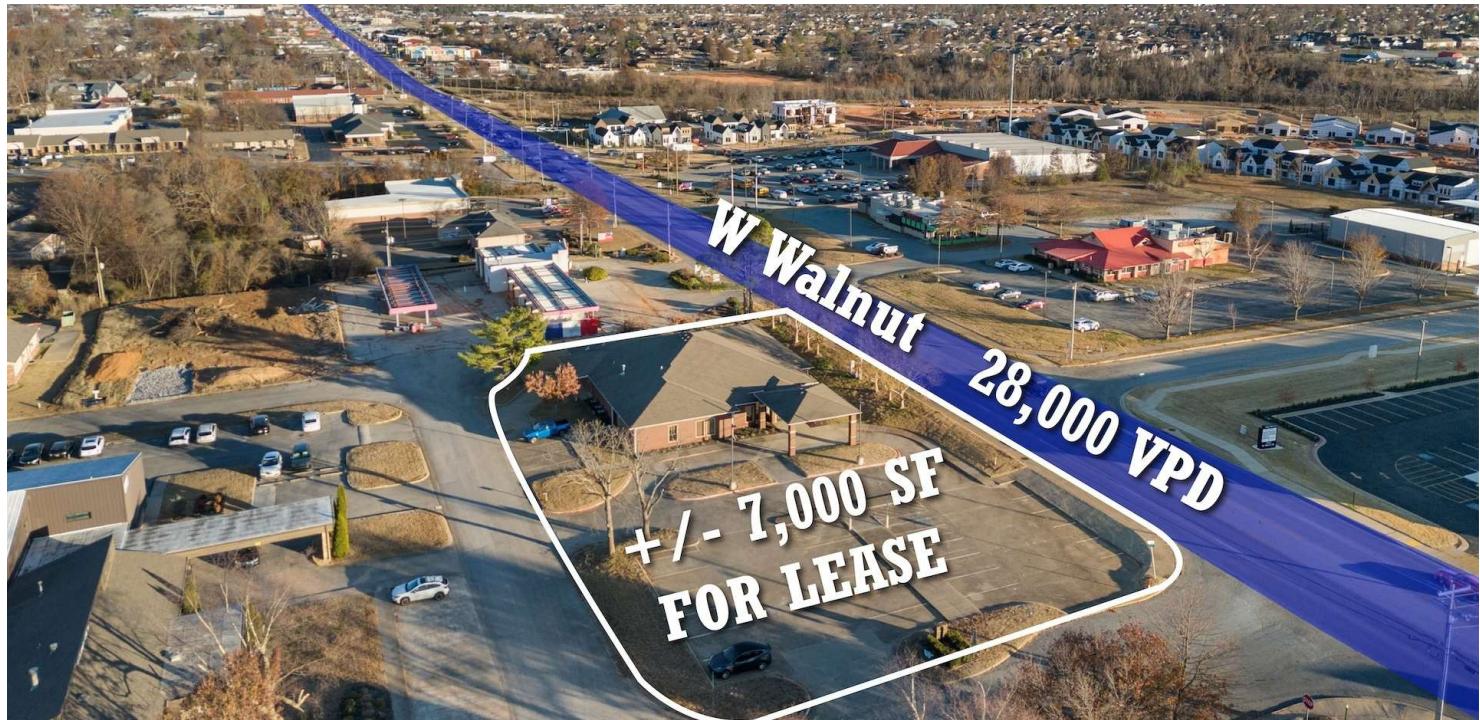
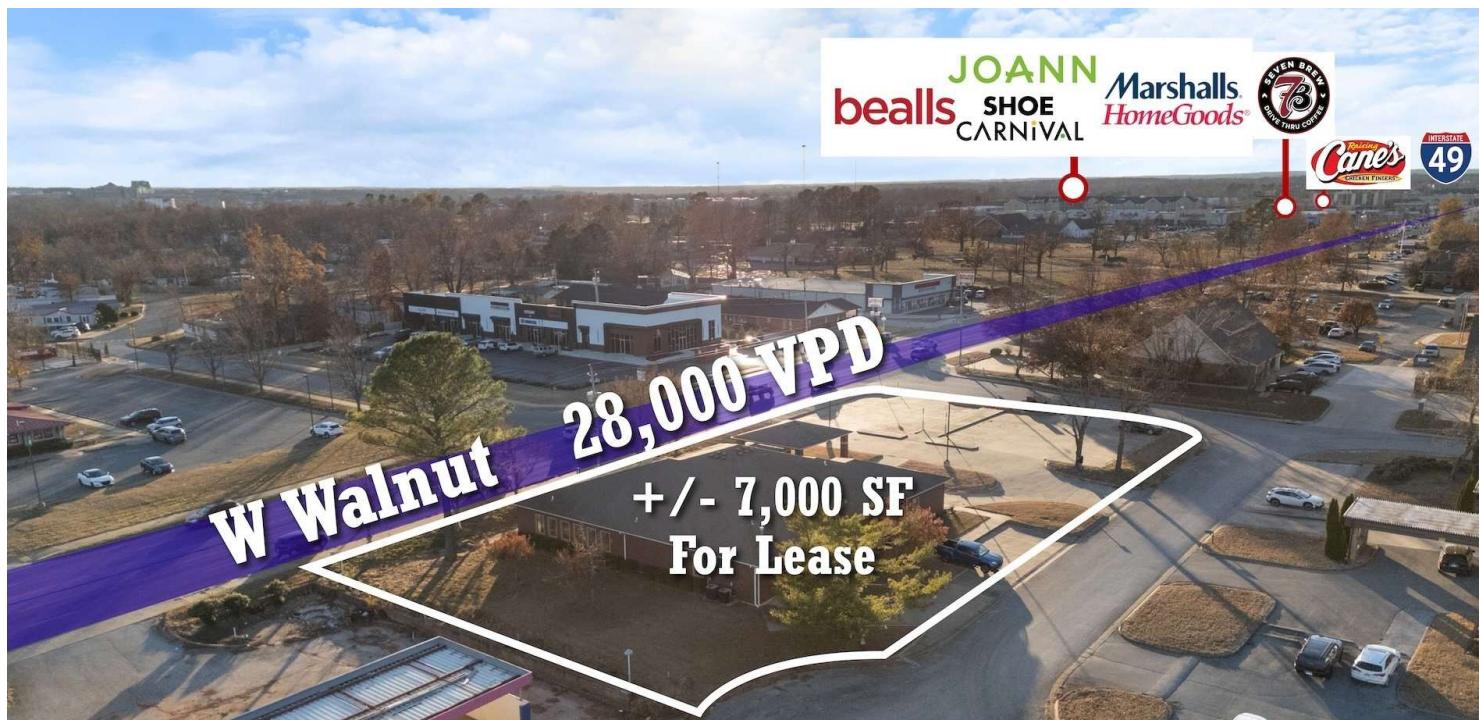
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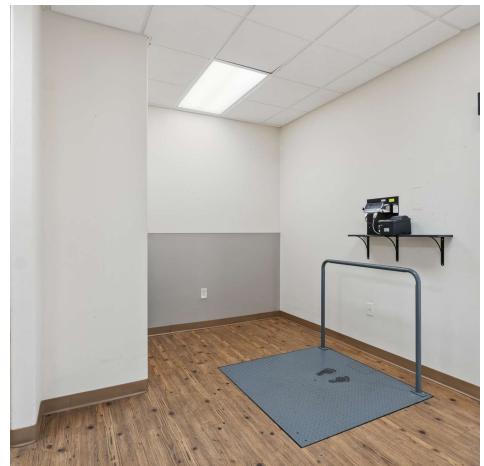
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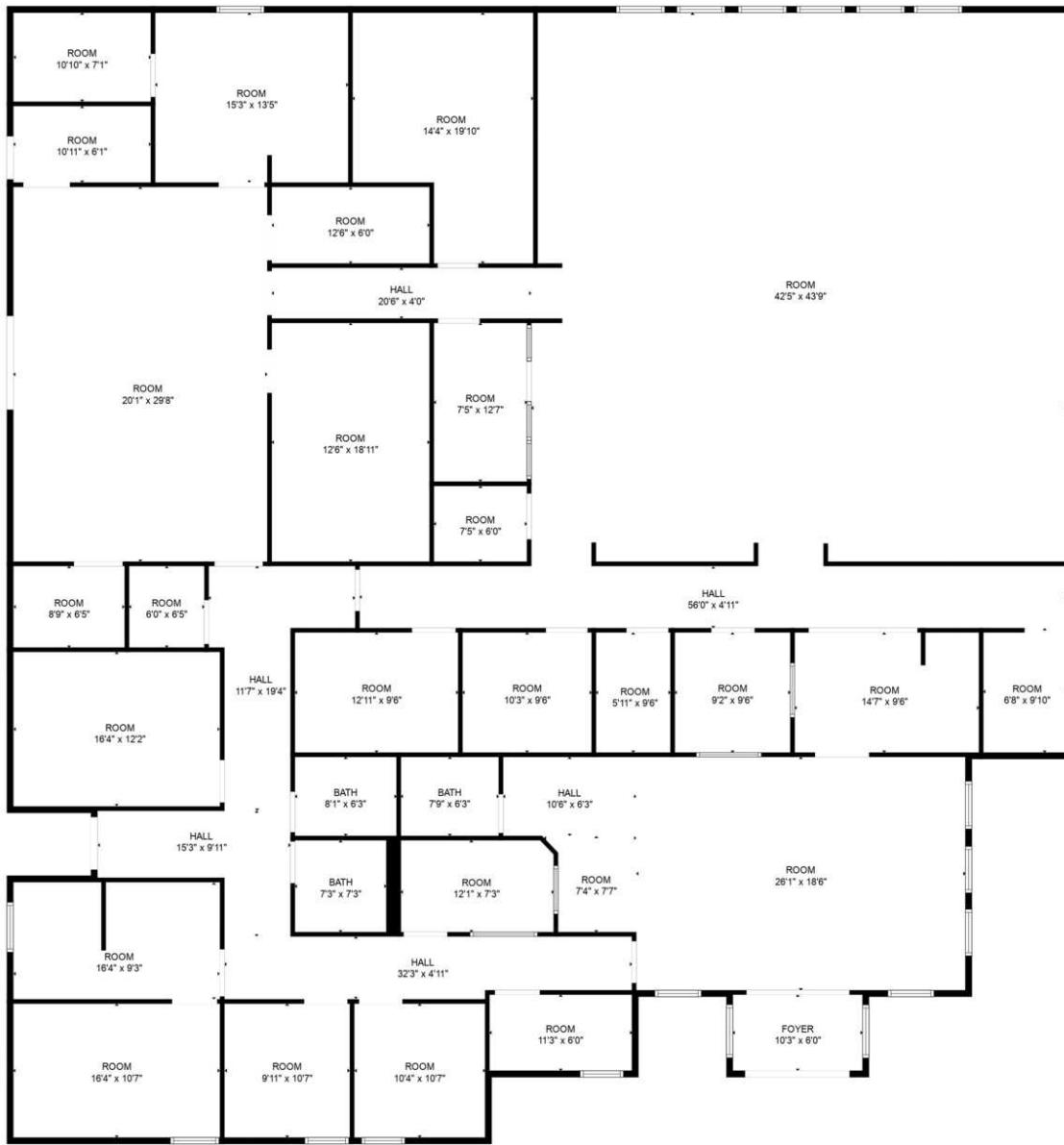
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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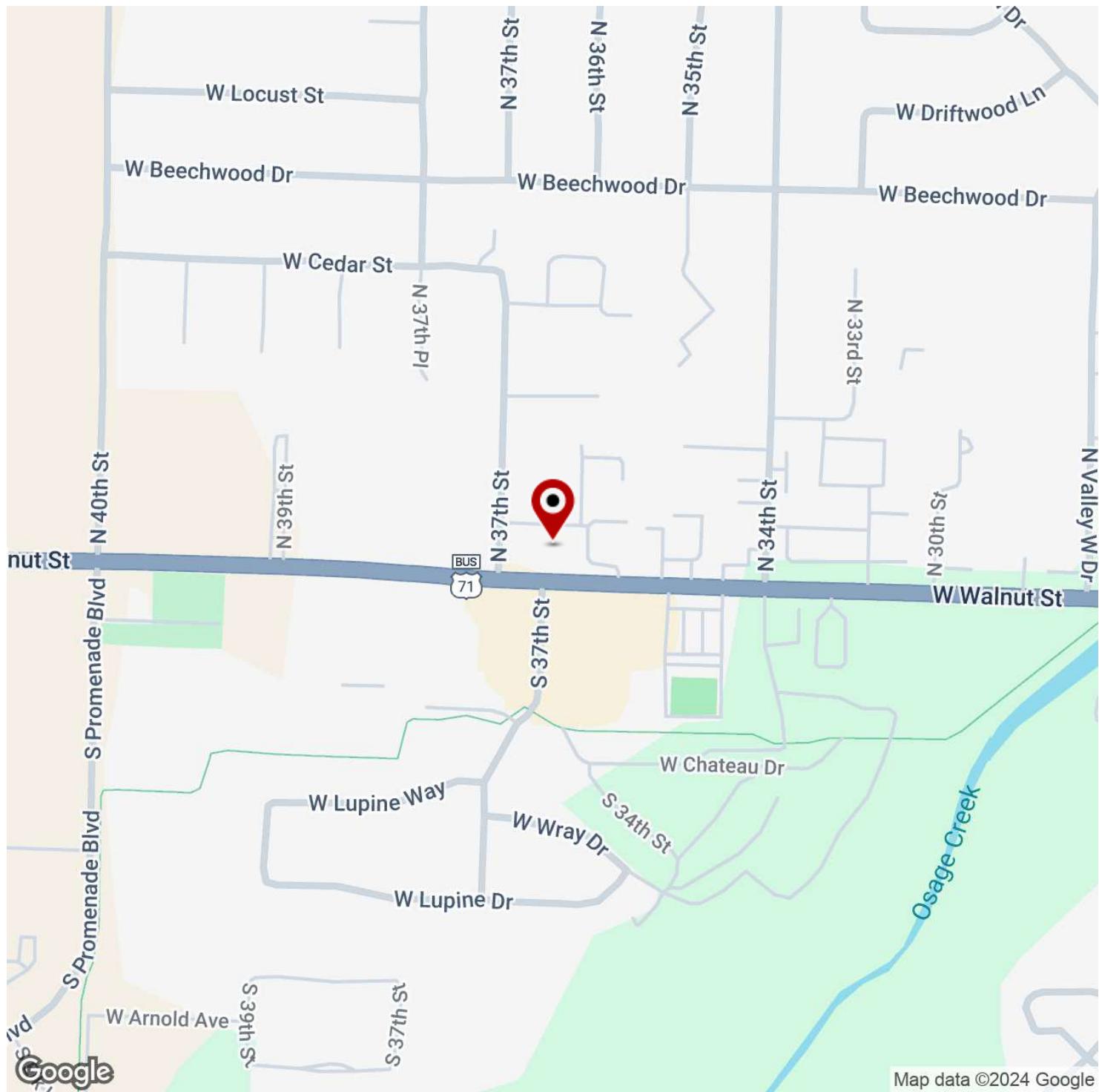
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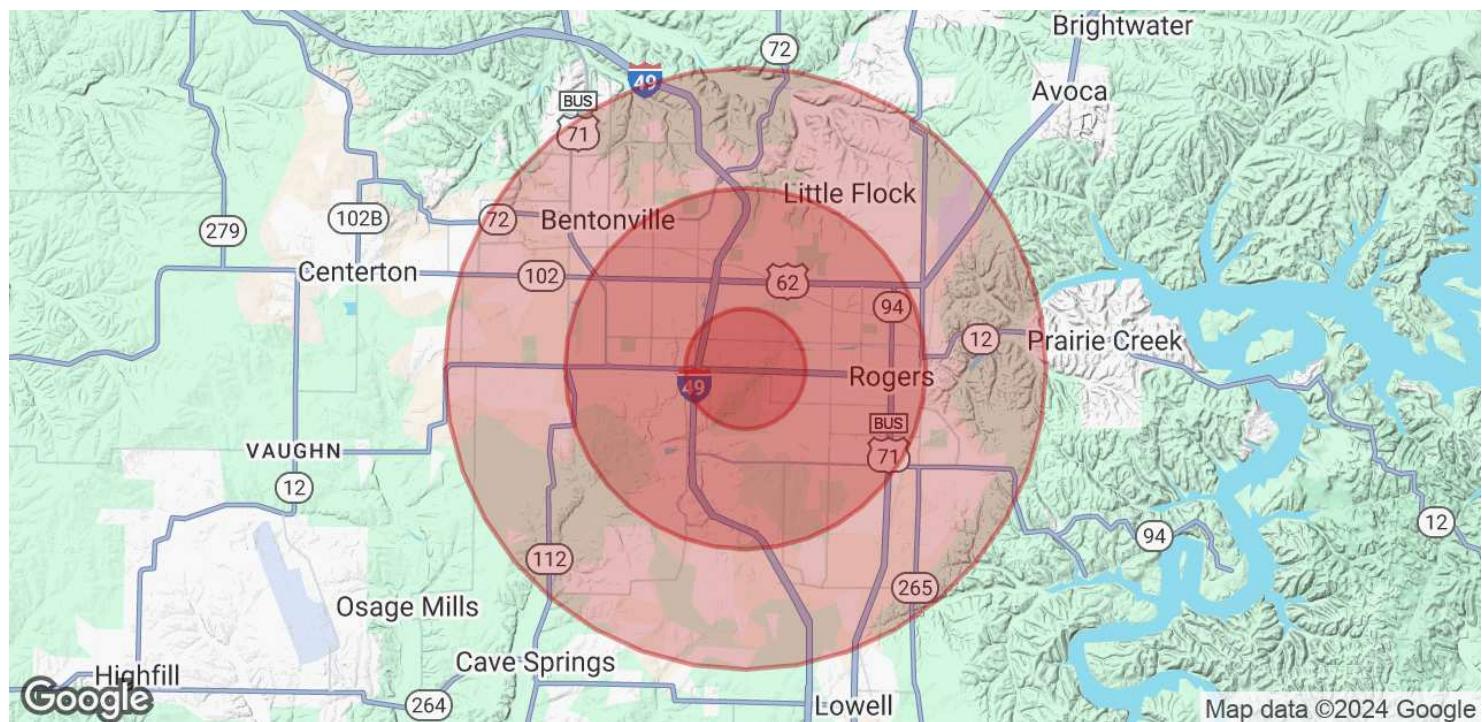
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,191	56,666	135,135
Average Age	39	37	36
Average Age (Male)	37	36	35
Average Age (Female)	40	39	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,042	22,295	49,465
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$92,495	\$96,917	\$122,011
Average House Value	\$256,024	\$313,757	\$361,975

Demographics data derived from AlphaMap

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