

FOR LEASE

# GREAT TRAFFIC & VISIBILITY

2115 W. WALNUT | ROGERS, AR



## Property Information:

- 123,074 SF total building
- 100,000 SF ± available
- Loading dock
- Located across the street from Walmart Supercenter Store #1
- Adjacent to a very successful Hobby Lobby in the Frisco Station Mall
- Over 600 parking spaces available
- Good opportunity for a large retailer, office space or a call center
- \$11.00 SF NNN

FOR MORE INFORMATION  
PLEASE CONTACT:

**Tom Allen, CCIM**

479 845 3000 office

479 903 6331 cell

[tallen@sagepartners.com](mailto:tallen@sagepartners.com)

[www.sagepartners.com](http://www.sagepartners.com)



5100 JB Hunt Drive, Suite 800 | Rogers, AR 72758 | 479 845 3000

@2016 Sage Real Estate Solutions, LLC. All Rights Reserved. Sage Partners logo is owned by Sage Real Estate Solutions, LLC. A Hunt Ventures property.



**FOR SALE**

2115 W. WALNUT | ROGERS, AR

[www.sagepartners.com](http://www.sagepartners.com)





Former K-Mart big box. Most recently a VW dealership. Dealership was sold and recently moved to another location. Great traffic and visibility. Located across the street from Walmart Supercenter Store #1. Adjacent to a very successful Hobby Lobby store which is in the Frisco Station Mall. This is a good opportunity for a large retailer; office space or a call center. Over 600 parking spaces available. New roof. This property is professionally leased and managed by Sage Partners. You can get more information to reserve your space by calling our office today!



**TOM ALLEN, CCIM**

479 845 3000

tallen@sagepartners.com



Northwest Arkansas is home to corporate giants like Walmart Stores Inc., Tyson Foods, and J.B. Hunt Transport, as well as the University of Arkansas.

The latest Census estimates show Northwest Arkansas grew by more than 31 people per day from July 2014 to July 2015 and topped 501,653 residents in 2015.

The population of Rogers has grown 58% since 2000 to 61,464 residents as of 2015, according to a recent report by CBRE Real Estate.

Over 1,470 new jobs were created in Rogers-Lowell in 2015.

The Rogers-Lowell Area Chamber of Commerce reported the average household income was \$81,003 in 2015.

U.S. Bureau of Economic Analysis reported that income growth in Northwest Arkansas outpaced most other U.S. metros and adjacent metropolitan regions.

According to the Bureau of Labor Statistics, the seasonally adjusted unemployment rate in Northwest Arkansas was 2.8% for June 2016.

New Quality of Life amenities like the 36 mile regional Razorback Greenway Trail, High Rise Trampoline Park and the 7,000 seat (10,000 including standing room) Arkansas Music Pavilion.

I-49 is being expanded to 6 lanes throughout Northwest Arkansas and connects major cities making travel within the region quick and easy.

The region is centrally located in the United States and only hours from Kansas City, St. Louis, Oklahoma City, Dallas, Memphis and New Orleans.