

PRIME COMMERCIAL LEASE SPACE AVAILABLE!



TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



PROPERTY DESCRIPTION:

Last Suite Remaining in this Strip Center! Suite 107, previously used as an office, featuring 5 offices (one could be a conference room), a welcoming reception area, break room, and a restroom. Tuscany Square boasts an excellent mix of co-tenants, including Starbucks, Gusano's Pizza, State Farm, Massage Envy, Subway, T-Mobile, and Chick-fil-A. Conveniently situated just off Pleasant Grove Rd, directly off I-49. The location offers ample parking for both customers and employees, with easy access to I-49 for added convenience. Offered on a NNN lease structure with a 3 year minimum term.

HIGHLIGHTS:

- Last remaining suite: Suite 107 at +/- 1,650 SF
- Excellent office space
- Off Pleasant Grove Rd (30,000 VPD)
- Easy access to I-49
- Anchor tenants include Starbucks and Chick-fil-A

OFFERING SUMMARY

Lease Rate:	\$29.00 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

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.

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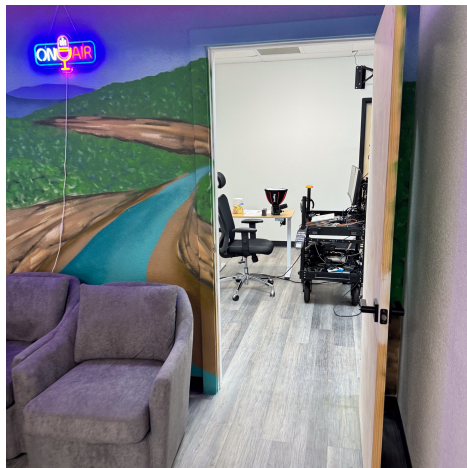
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SUITE 107 PHOTOS

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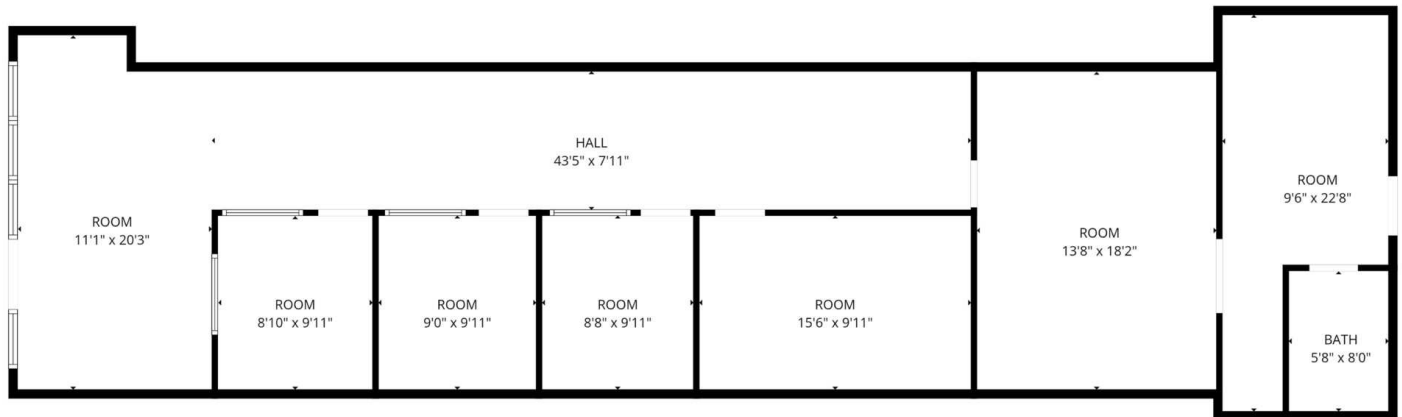
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SUITE 107 FLOOR PLAN

2603 W Pleasant Grove Rd, Rogers, AR 72756



Suite 107
+/- 1,650 SF

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

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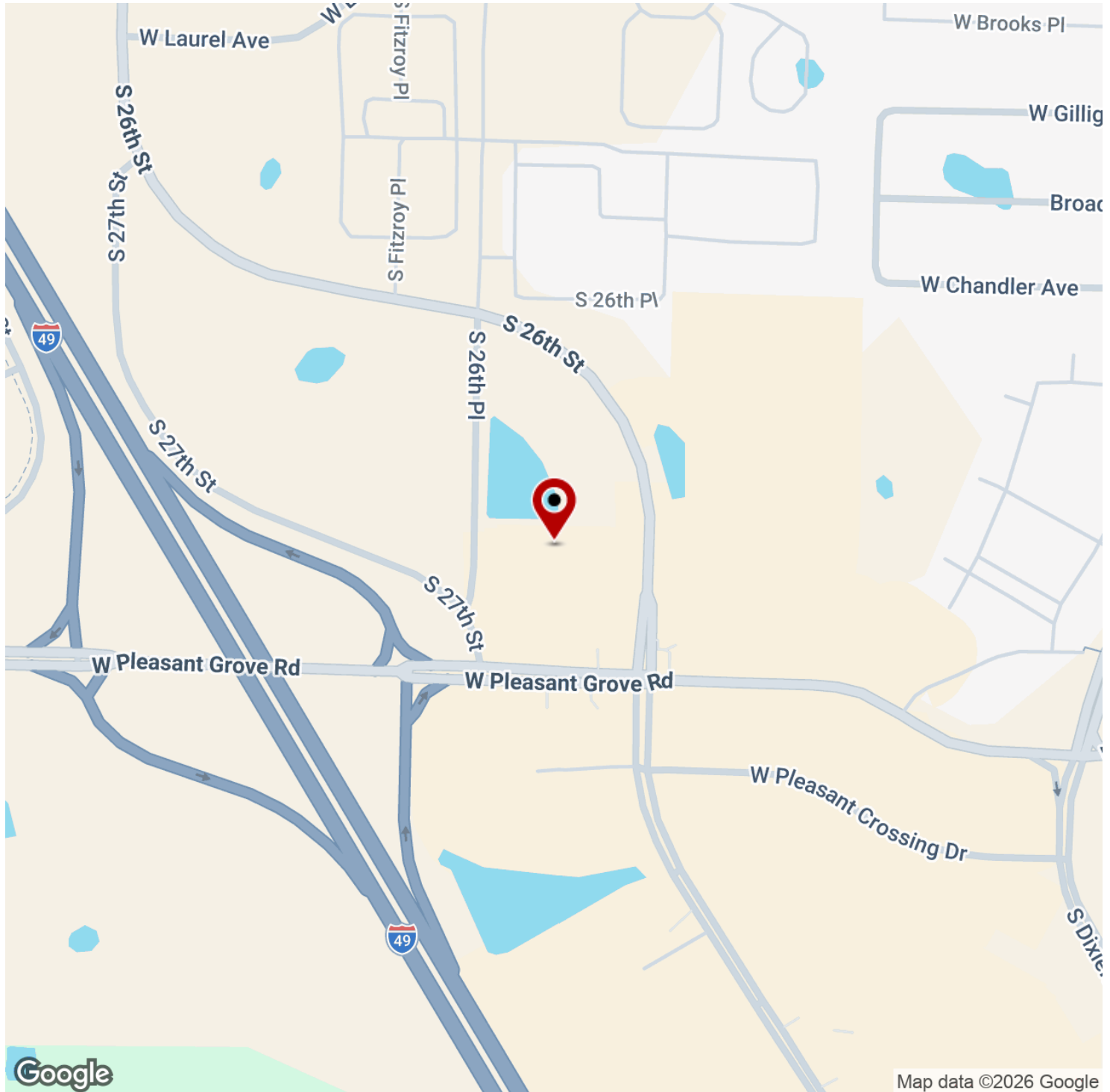
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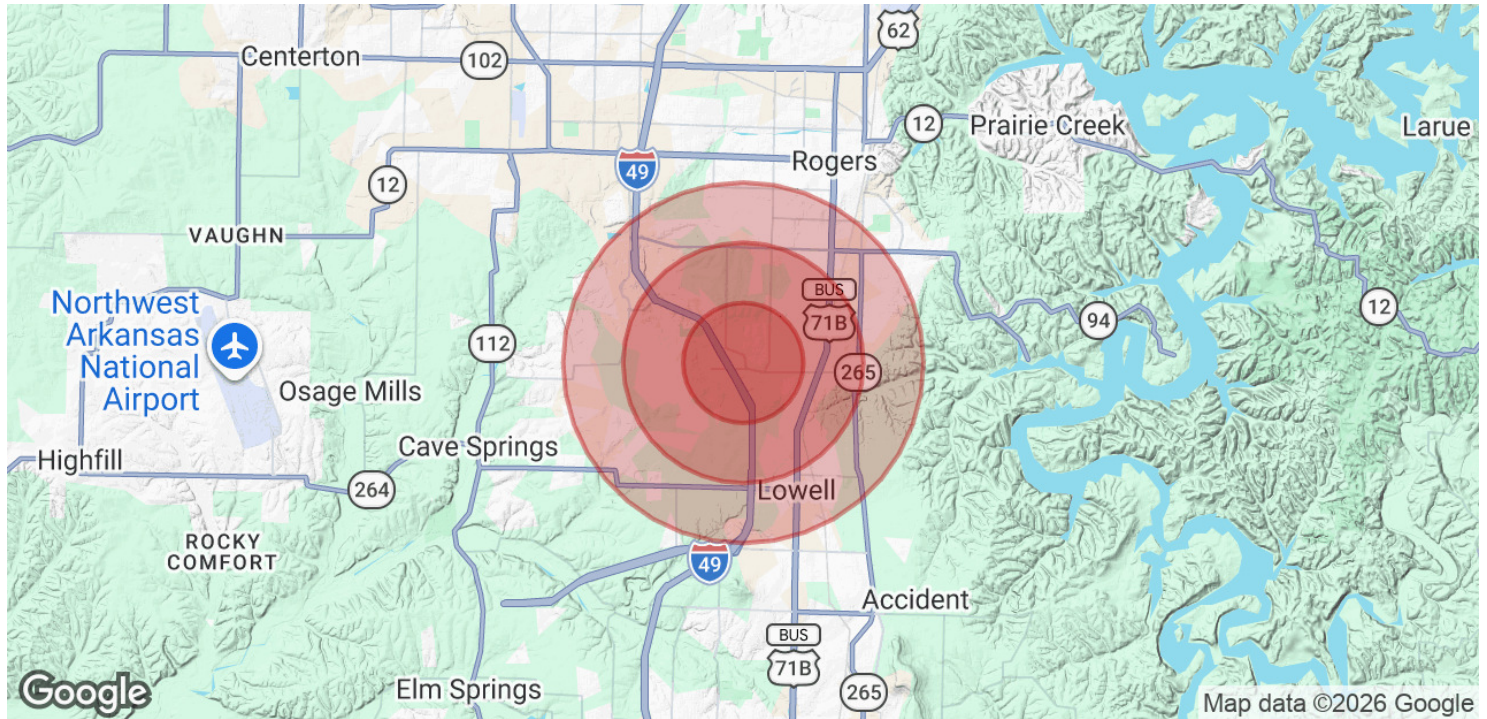
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,644	16,388	39,916
Average Age	33.8	34.1	33.5
Average Age (Male)	33.6	33.6	33.6
Average Age (Female)	33.9	34.9	34.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
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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