

205 N 3RD ST, ROGERS, AR 72758

RETAIL/OFFICE BUILDING FOR SALE

TYLER GURGANUS
RETAIL SPECIALIST
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FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
5512 W WALSH LN, 201, ROGERS
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EXECUTIVE SUMMARY

Located in the heart of Downtown Rogers, 205 N 3rd Street presents a rare opportunity to own ±1,827 SF of versatile retail or office space in one of Northwest Arkansas' most active and walkable districts. Positioned just 3.5 miles from I-49, this property offers excellent accessibility for both local customers and regional traffic. Zoned C-2, the site supports a wide range of commercial uses, making it ideal for boutique retailers, creative office users, or service-based businesses. Priced at \$150,000 (\$82.10/SF), this standalone building provides an affordable entry point into a high-demand urban corridor experiencing robust growth, redevelopment, and increased foot traffic.

205 N 3RD ST, ROGERS. ARKANSAS

PROPERTY HIGHLIGHTS

1,827 SF | 0.05 AC
AVAILABLE

\$150,000
ASKING PRICE

\$82.10
PRICE PER SF

DOWNTOWN ROGERS
LOCATION

C-2
ZONING

3.5 MILE DRIVE
DISTANCE TO I-49

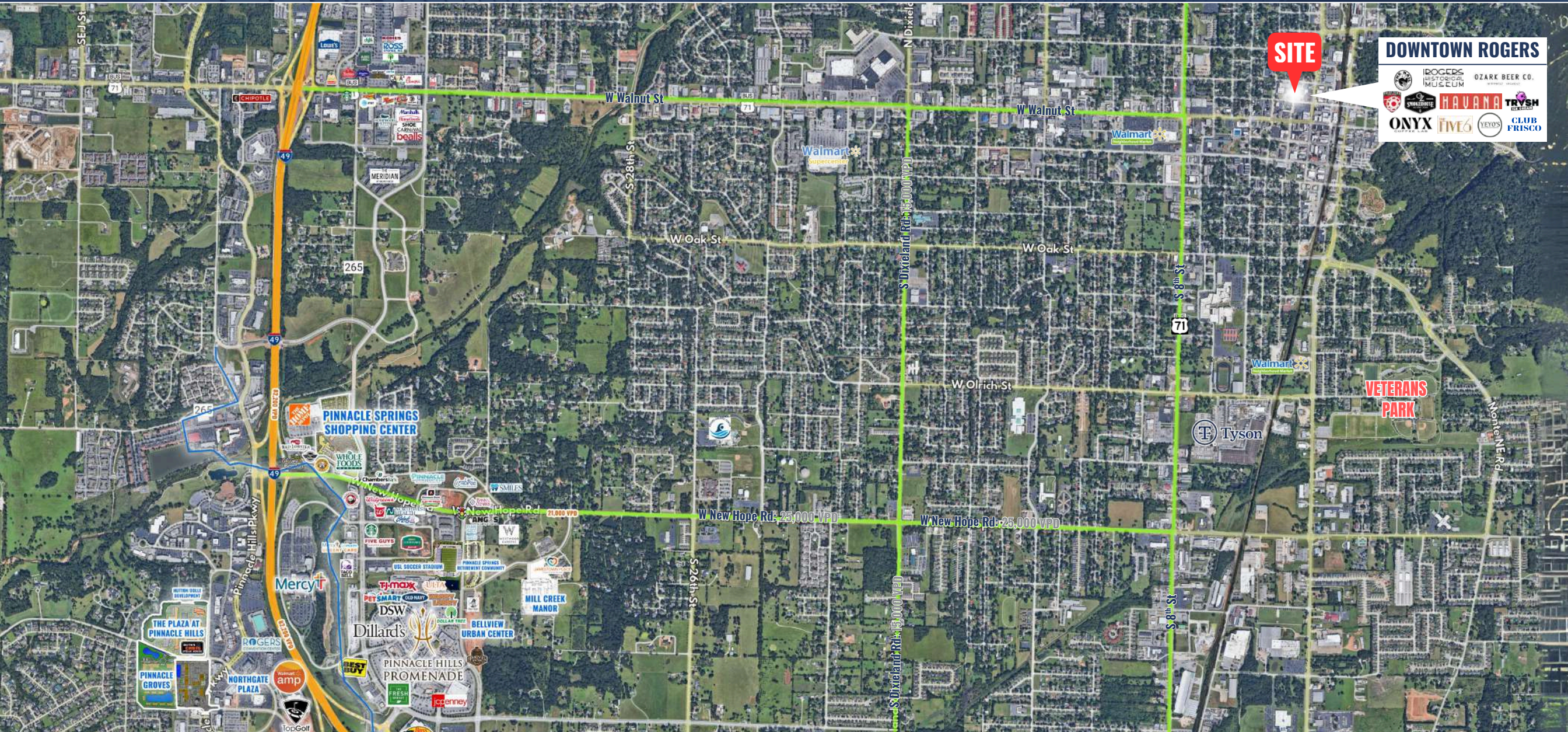
AERIAL VIEW



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AERIAL MAP VIEW



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AERIAL MAP VIEW

LOCATION CONVENIENCE



7.6
MILES



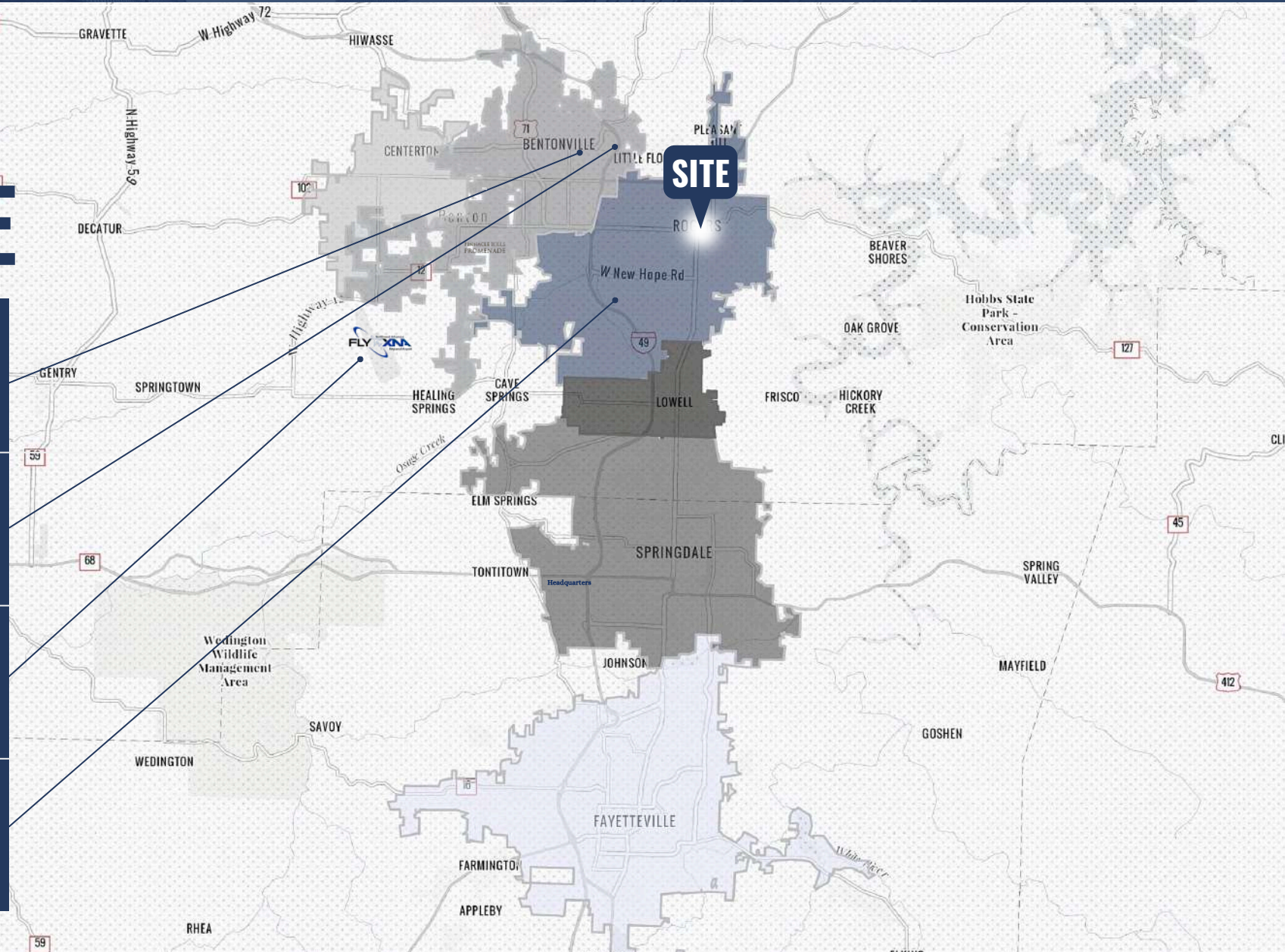
6.0
MILES



16
MILES



4.8
MILES



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CONTACT US



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

YOUR BUSINESS. OUR FOCUS.


At focus, our team leverages deep market knowledge, data-driven site selection, and strong industry relationships to advocate on your behalf—securing optimal lease terms, reducing risk, and aligning your space with your operational needs and growth goals.

We understand that every business is unique. That's why we take a consultative approach—working as your trusted partner from the initial search to lease negotiation and occupancy. Whether you're expanding, relocating, or entering a new market, Focus CRE delivers customized real estate strategies that maximize value, flexibility, and ROI.



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