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MEDICAL BUILDING FOR SUBLEASE

1104 W Poplar Place, Rogers, AR



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Property Understanding

OVERVIEW

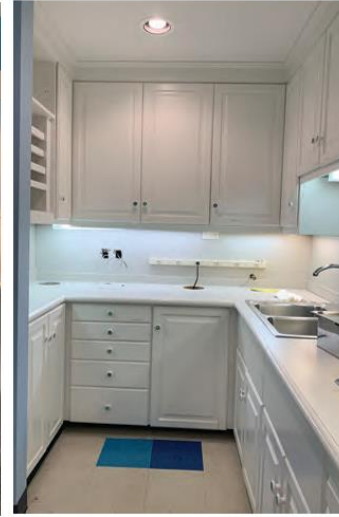
Offering	For Sublease
Address	1104 W Poplar Place
City/State	Rogers, AR 72756
Property Type	Medical office
Lease Rate	Negotiable
Lease Type	NNN
Available Space	6,300 SF
Traffic Counts	<ul style="list-style-type: none">○ W Poplar St – 4,100 VPD○ N 8th St – 26,000 VPD○ S 13th St – 7,300 SF○ W Oak St – 5,500 VPD

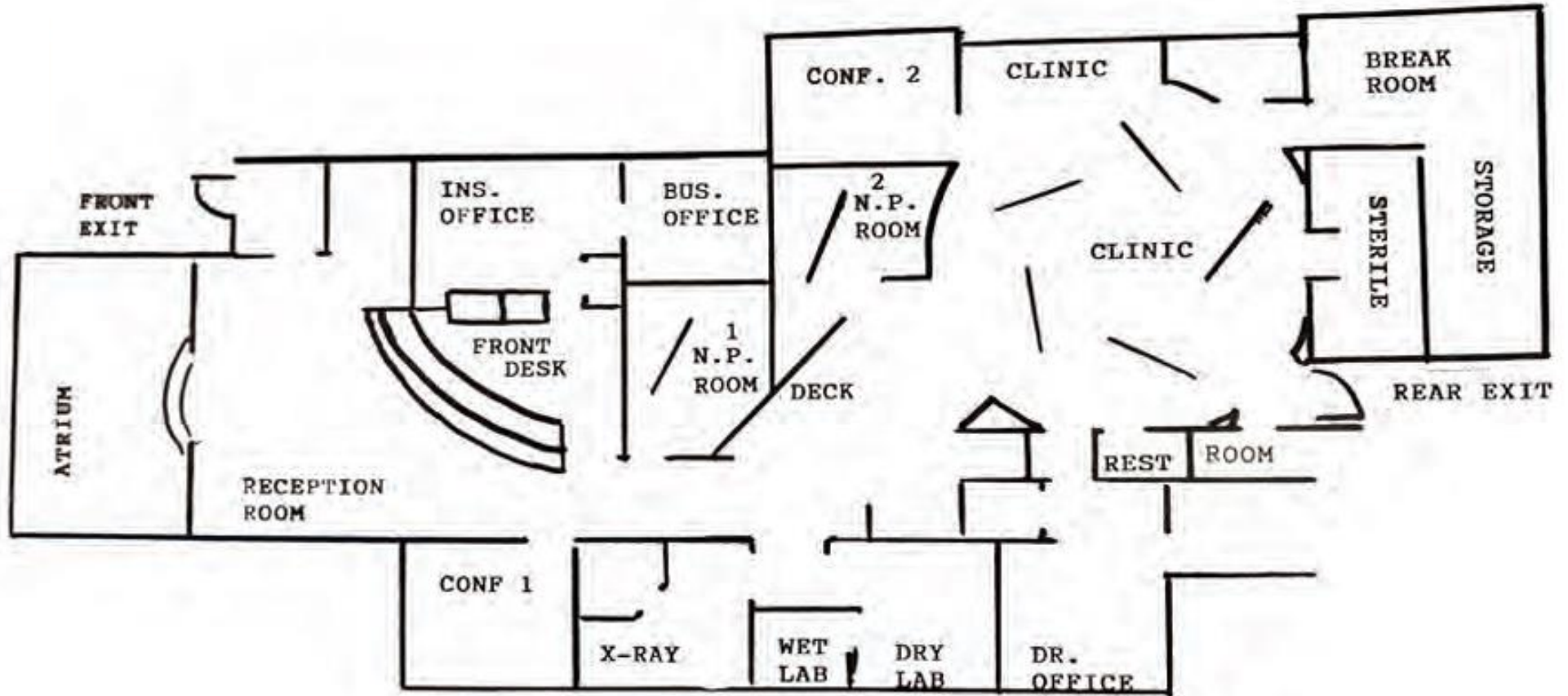
PROPERTY HIGHLIGHTS

- Layout includes conference rooms, offices, front desk reception area, atrium, break room and storage
- Located near Frisco Station Mall, Walmart Neighborhood Market and several other national retail brands
- Previously used as a dental office

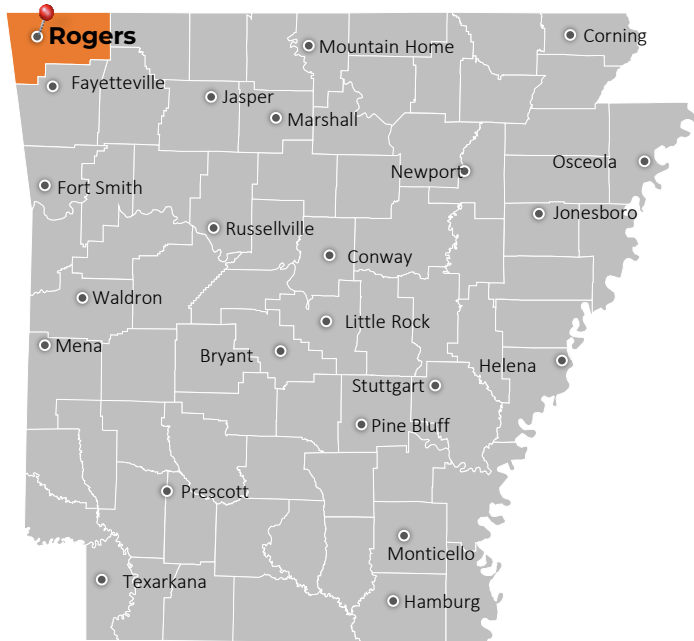








Rogers, Arkansas



Rogers is a city in Benton County, Arkansas. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest-growing metro areas in the country. Rogers was home to the first Walmart store – the retailer is headquartered in neighboring Bentonville.

The city is conveniently located 34 miles from Eureka Springs and about 67 miles from the Buffalo National River. Rogers offers high-quality hotels and restaurants, a packed event calendar and plenty of opportunities for outdoor recreation in the nearby Ozarks. Brick-paved streets lead to old-fashioned storefronts filled with unique furniture, antiques and gifts, cafes, jewelry, and business offices in the historic downtown of Rogers, which encompasses about eight square blocks. The Daisy Airgun Museum, home to the world's largest collection of antique airguns, and the Rogers Historical Museum are also located here. More contemporary shopping abounds near Interstate 49 at Scottsdale Center, Pinnacle Hills Promenade and at Village on the Creeks.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	54,600	95,954	253,185
Households	19,368	35,509	89,776
Average Age	36.6	36.8	36.0
Average Household Income	\$84,772	\$103,876	\$118,323
Businesses	1,669	3,658	6,707

**Demographic details based on property location*

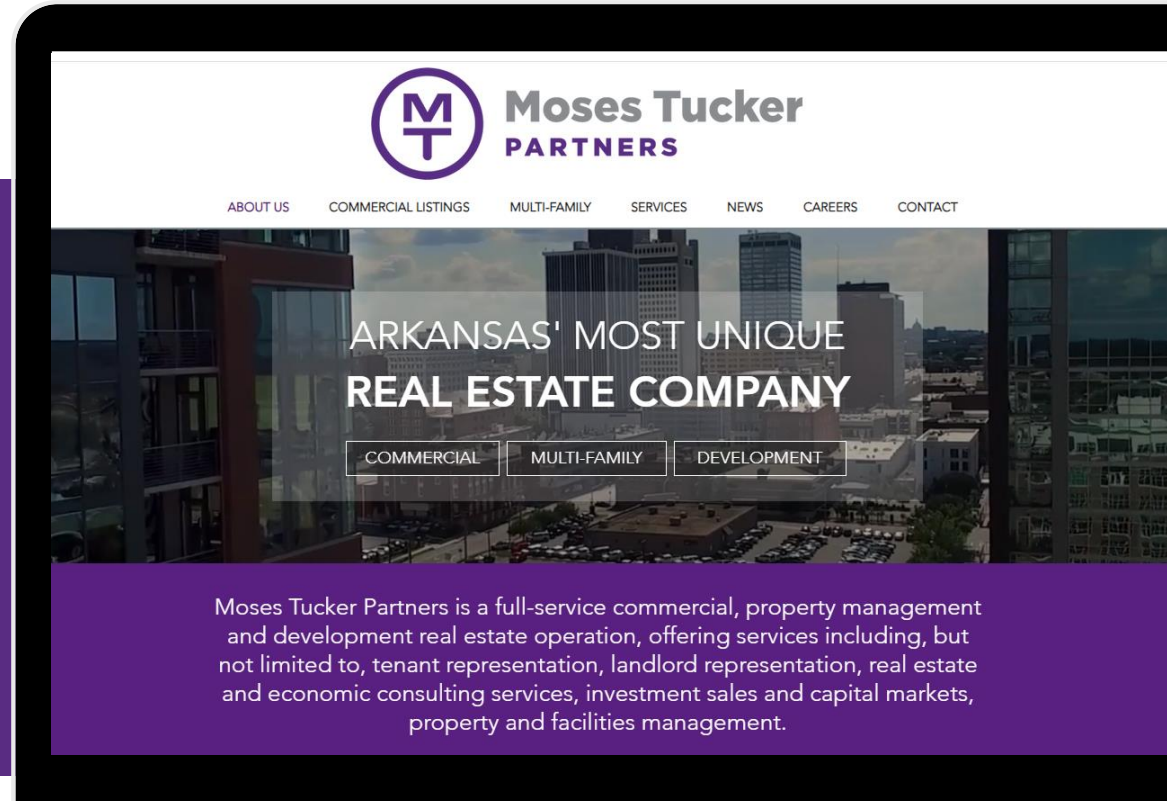
CONNECT

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