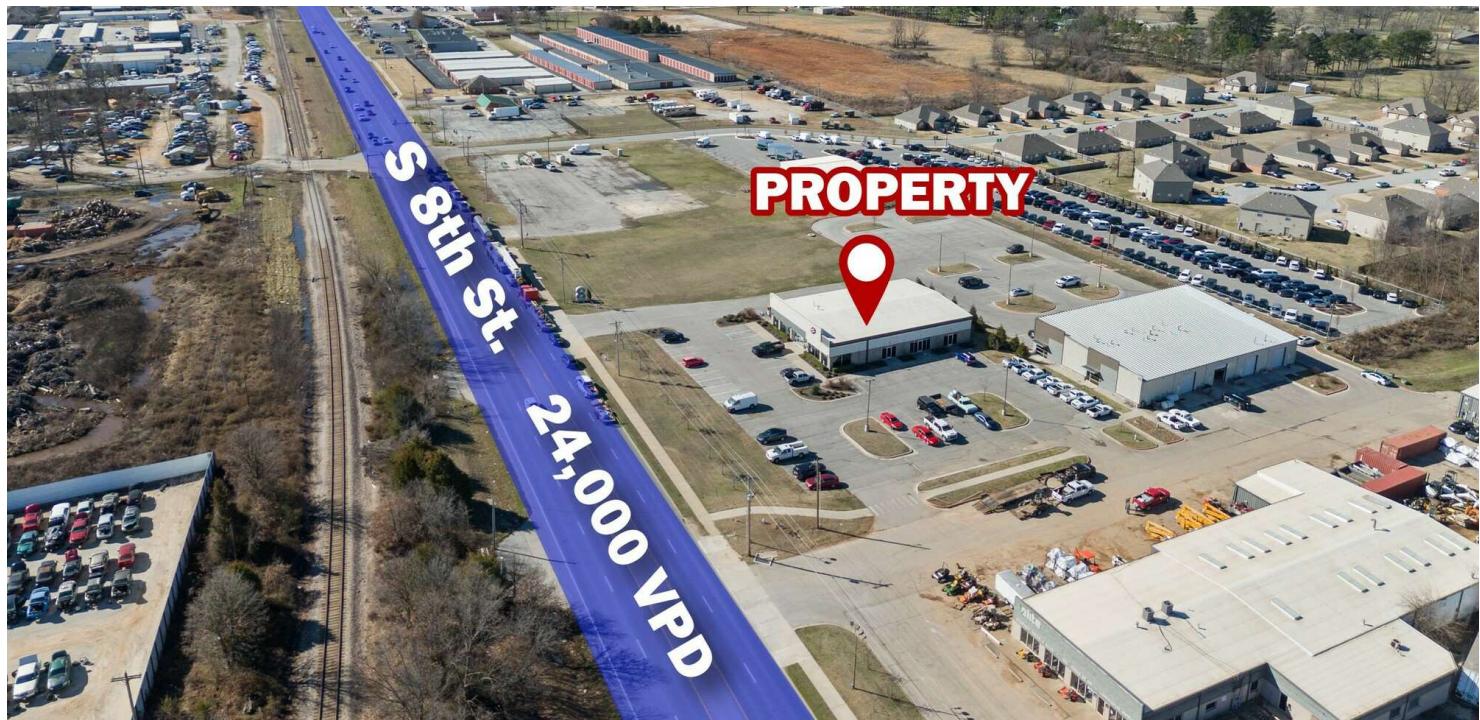


2414 S 8TH ST

Rogers, AR 72758



PROPERTY DESCRIPTION

+/- 1,700 SF of prime retail space is available off S 8th St in Rogers! This versatile space features a spacious showroom floor, a private manager's office, a private restroom, and a convenient storage closet. Located on S 8th St, which sees approx. 24,000 VPD, this property offers excellent visibility and accessibility. Additionally, it is situated less than a mile from W Pleasant Grove Rd, making it an ideal location for retail business looking to attract high traffic and maximize exposure. Offered on a Modified Gross Lease structure, tenants are responsible for their own utilities plus \$150/mo for water and trash services if it's not in your own name.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	1,700 SF
Building Size:	16,860 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,609	17,408	35,163
Total Population	8,311	49,340	98,434
Average HH Income	\$72,437	\$95,325	\$112,628

PROPERTY HIGHLIGHTS

- +/- 1,700 SF Retail Space
- Right Off S 8th St (24,000 VPD)
- Large Showroom Floor
- Ample Parking for Employees and Visitors
- Excellent Visibility and Accessibility

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

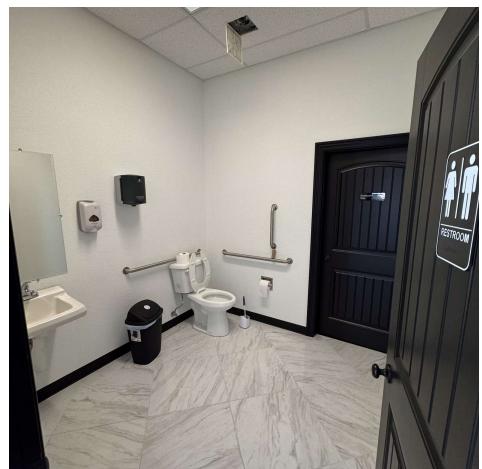
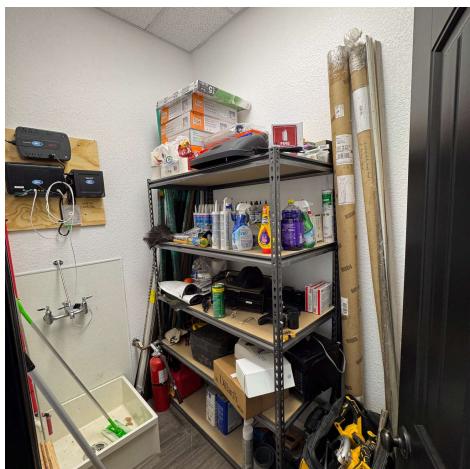
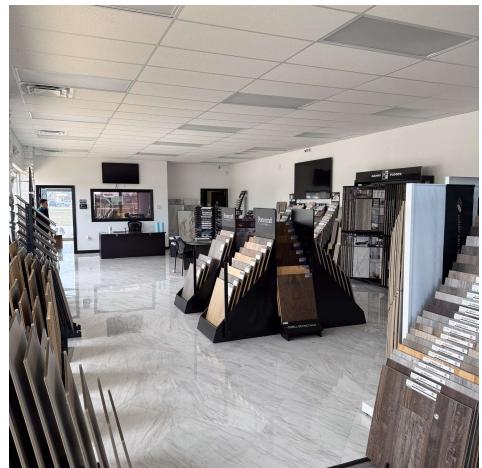
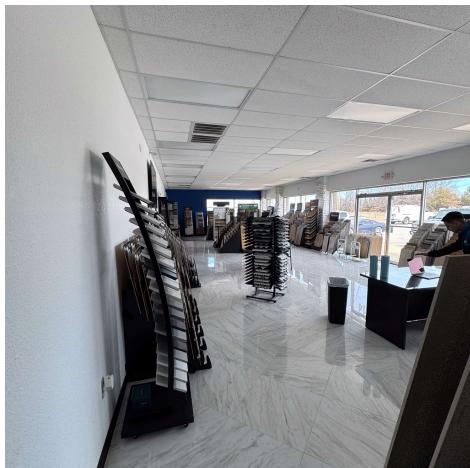
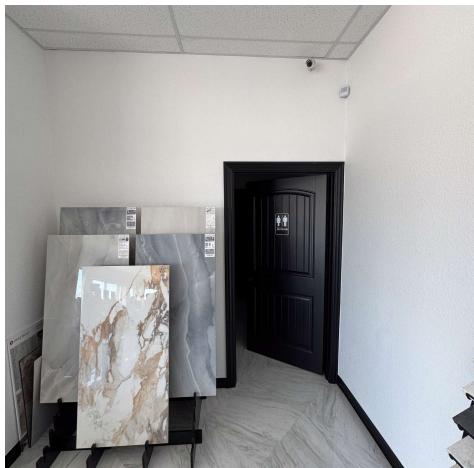
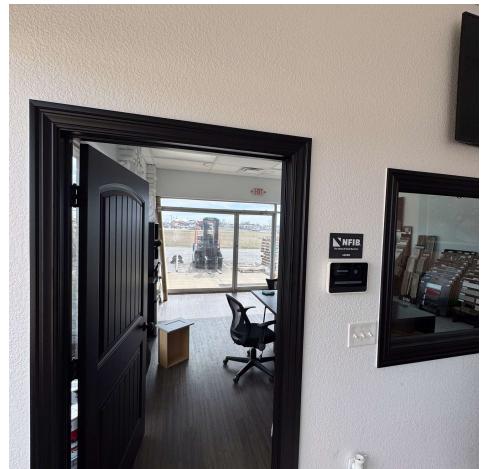
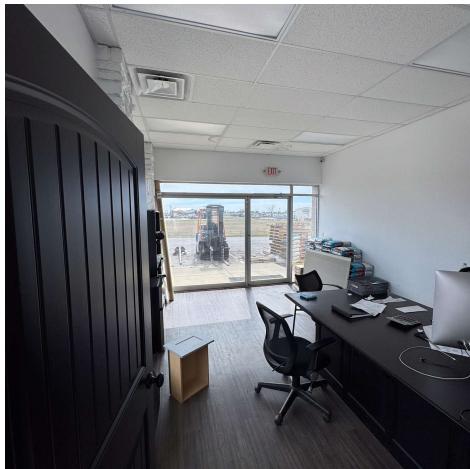
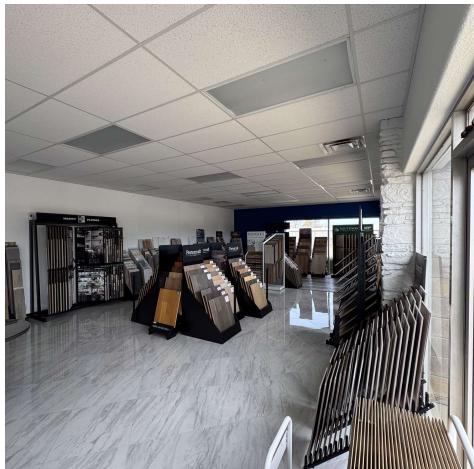
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

+/- 1,700 SF PRIME RETAIL FOR LEASE

2414 S 8TH ST

Rogers, AR 72758



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

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

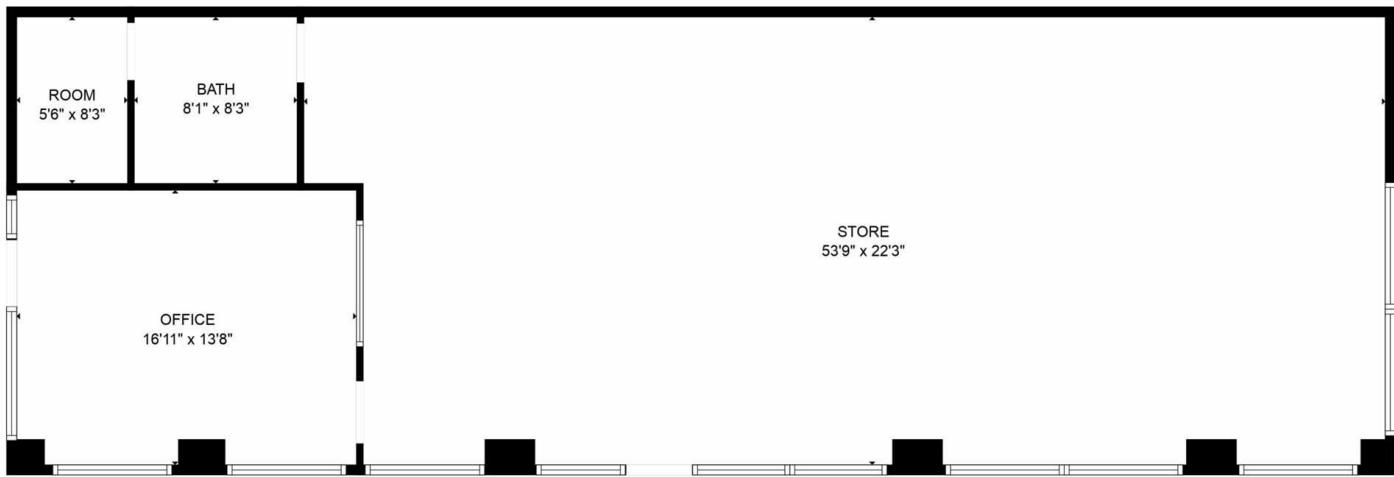
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 1,700 SF PRIME RETAIL FOR LEASE

2414 S 8TH ST

Rogers, AR 72758



+/- 1,700 SF

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

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

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

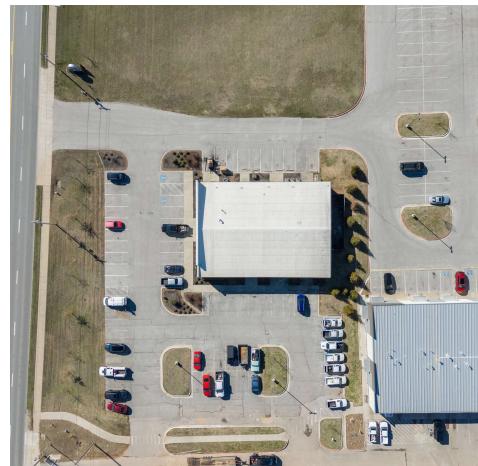
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 1,700 SF PRIME RETAIL FOR LEASE

2414 S 8TH ST

Rogers, AR 72758



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

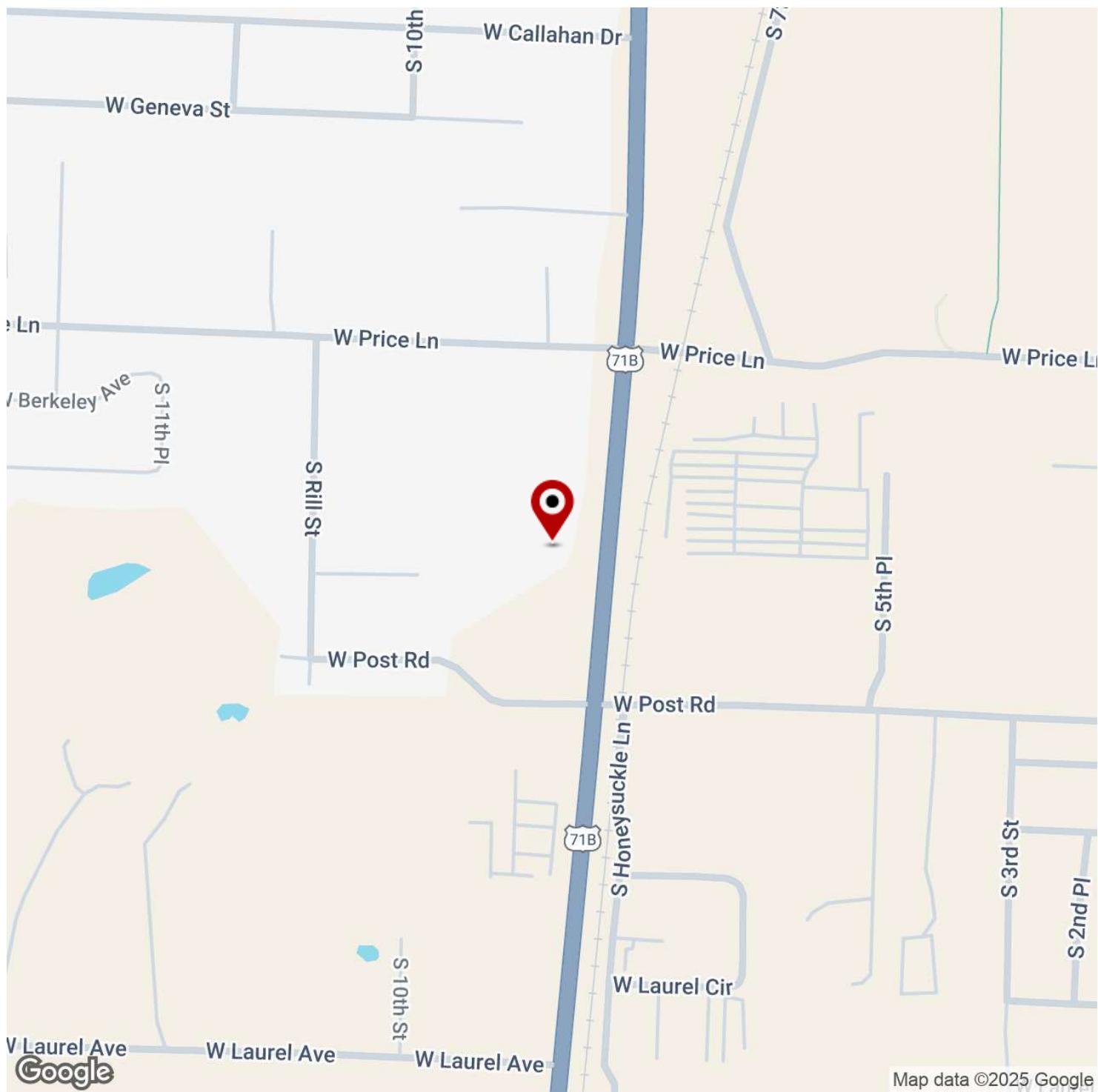
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

+/- 1,700 SF PRIME RETAIL FOR LEASE

2414 S 8TH ST

Rogers, AR 72758



Map data ©2025 Google

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

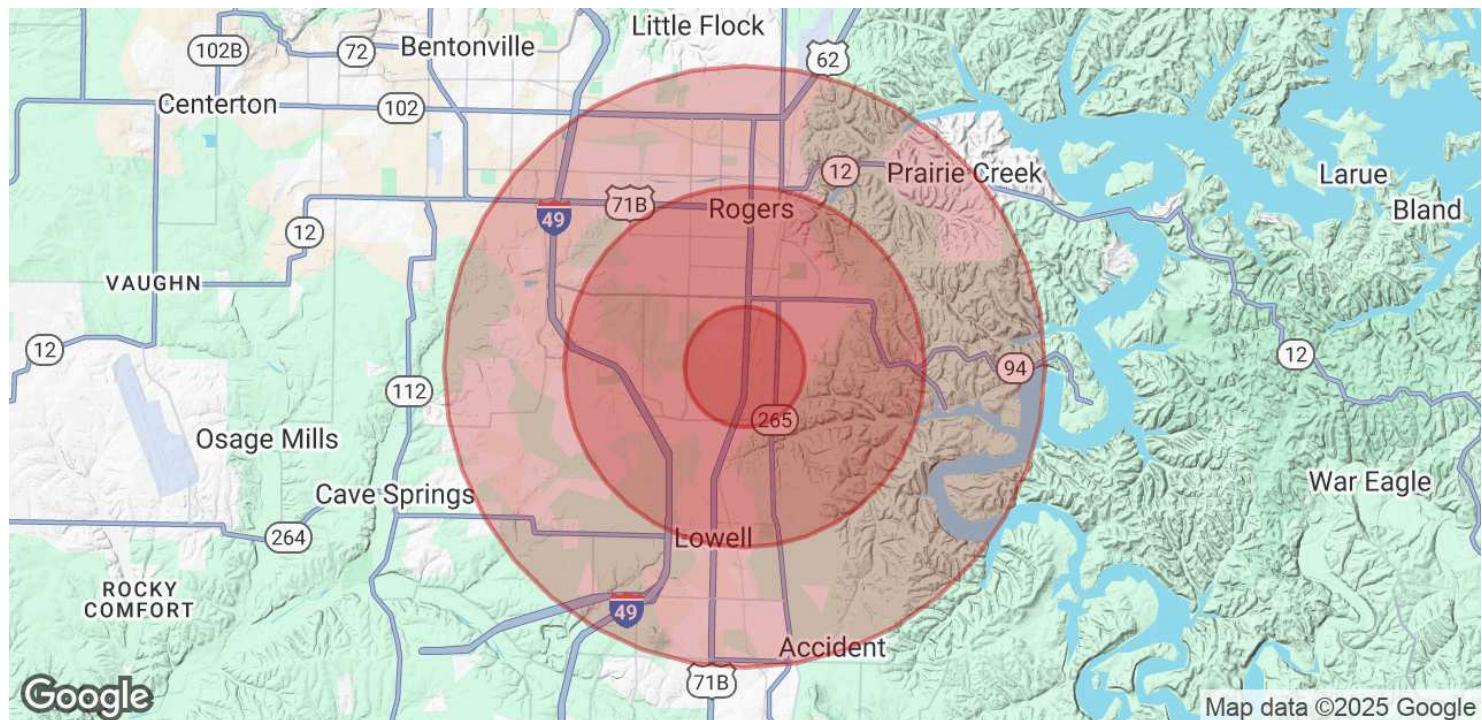
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

+/- 1,700 SF PRIME RETAIL FOR LEASE

2414 S 8TH ST

Rogers, AR 72758



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,311	49,340	98,434
Average Age	33	36	36
Average Age (Male)	32	35	35
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,609	17,408	35,163
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$72,437	\$95,325	\$112,628
Average House Value	\$240,149	\$284,325	\$331,844

Demographics data derived from AlphaMap

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

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712