

**+/- 1,700 SF PRIME RETAIL FOR LEASE**

**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.

#### 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

#### 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

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#### TIMOTHY SALMONSEN

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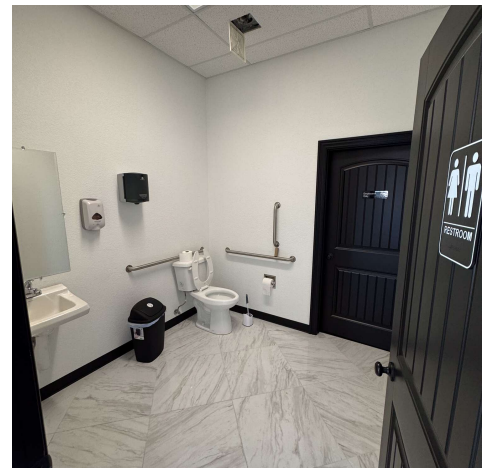
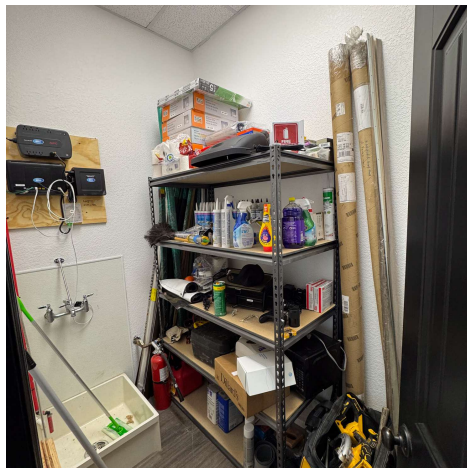
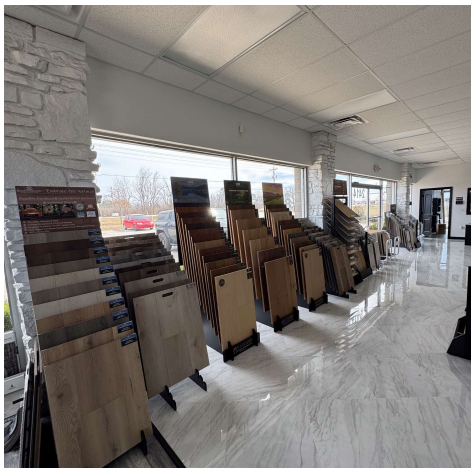
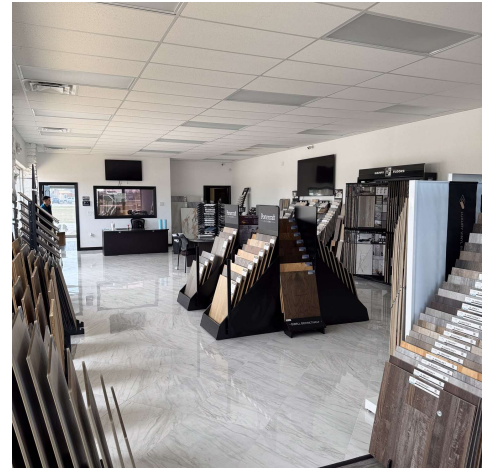
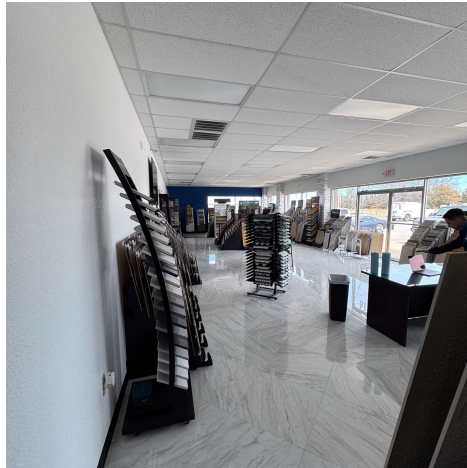
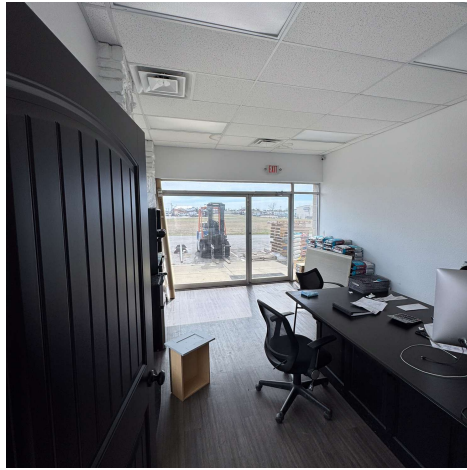
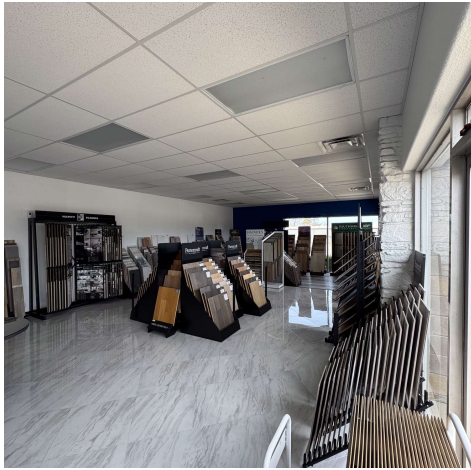
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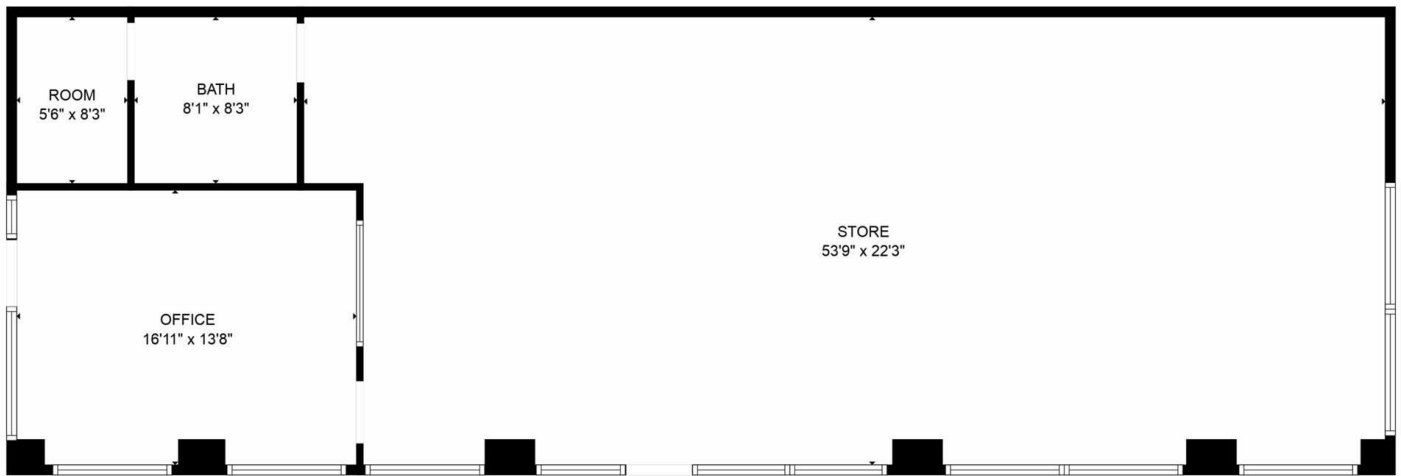
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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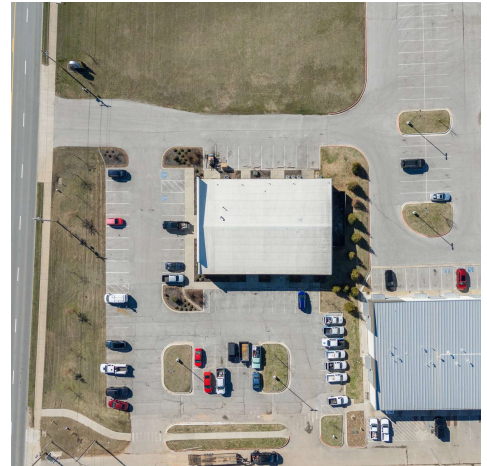
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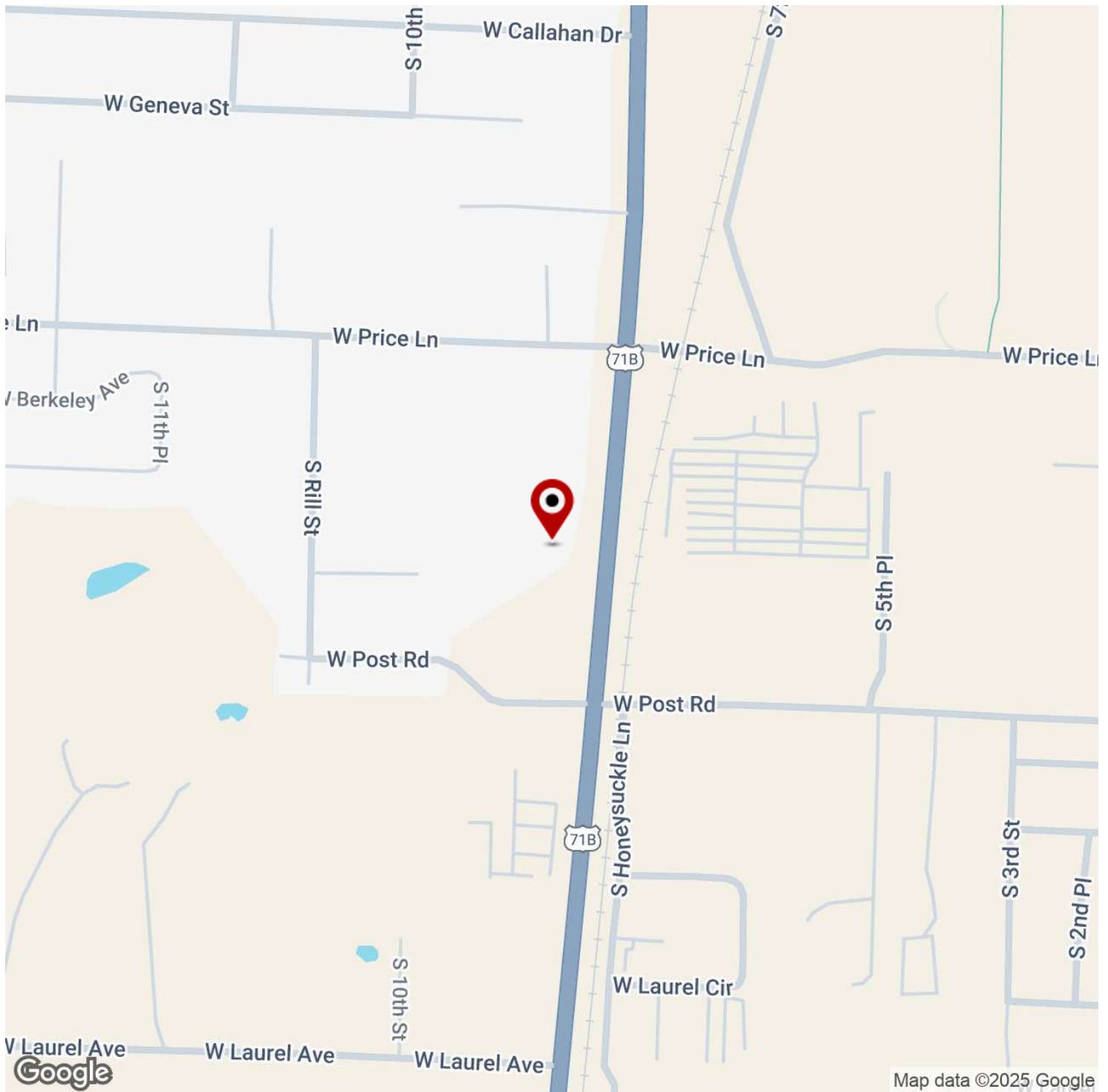
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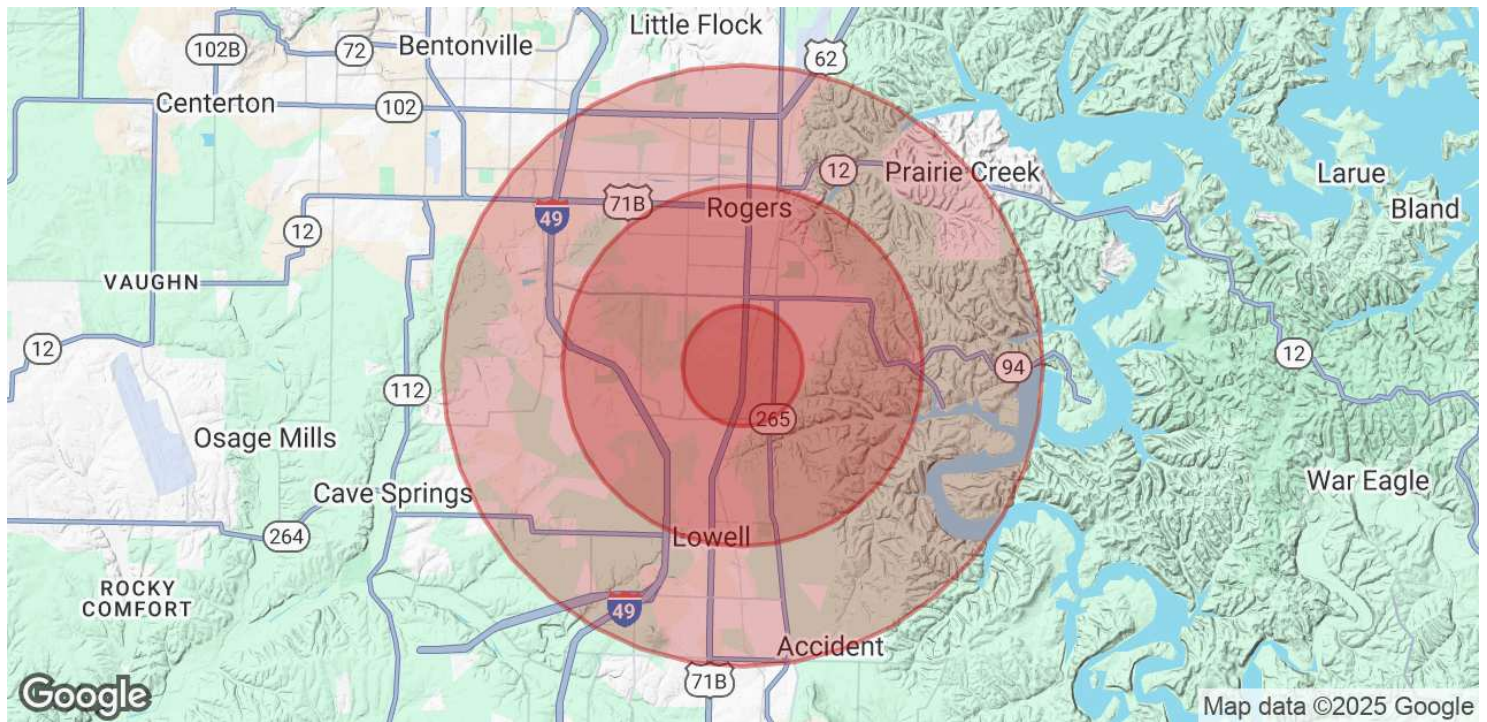
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,311	49,340	98,434
Average Age	33	36	36
Average Age (Male)	32	35	35
Average Age (Female)	35	37	37

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

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