



AVAILABLE

15,936 ± SF BUILDING FOR SALE/LEASE OR GROUND LEASE

Property Highlights

- Acreage: 1.09 ± AC
- Asking Price: \$2,100,000 (\$131.77/SF)
- Lease Rate: \$9.00/NNN
 - Roughly 13,000 SF available for lease
- Ground Lease: Inquire with broker
- Located at the lighted intersection of W Walnut St (24,000 VPD) and N 8th St (21,000 VPD)
- New roof installed in 2025
- Located across W Walnut St from Walmart Neighborhood Market

For more information, please
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*information deemed reliable but not guaranteed

EXTERIOR PHOTOS 100 N 8TH ST | ROGERS, AR 72756



**CUSHMAN &
WAKEFIELD**



sage
PARTNERS

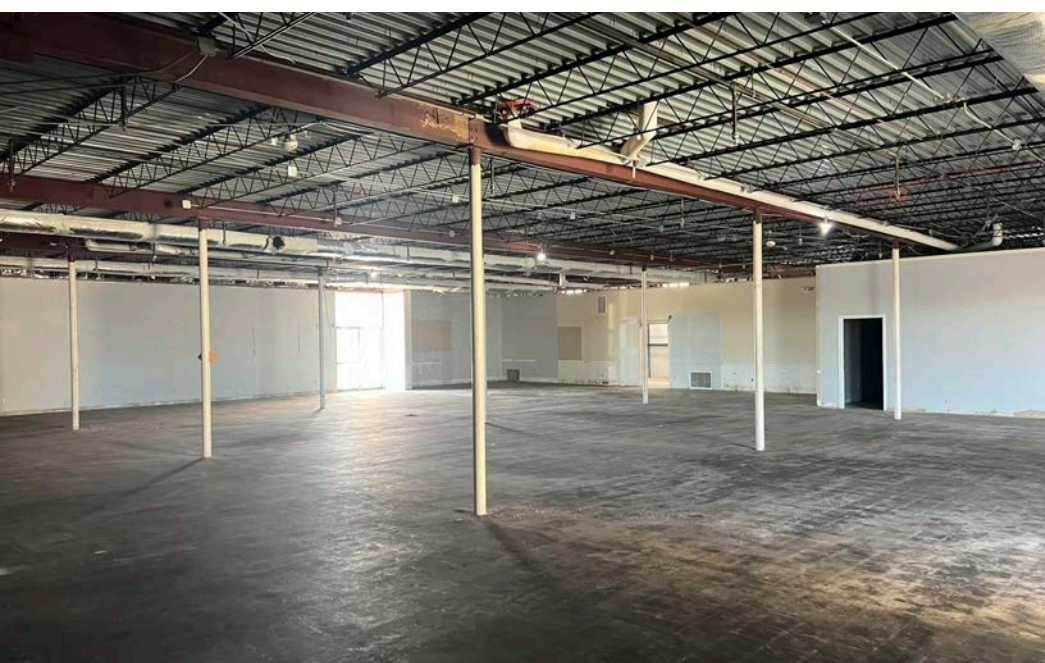


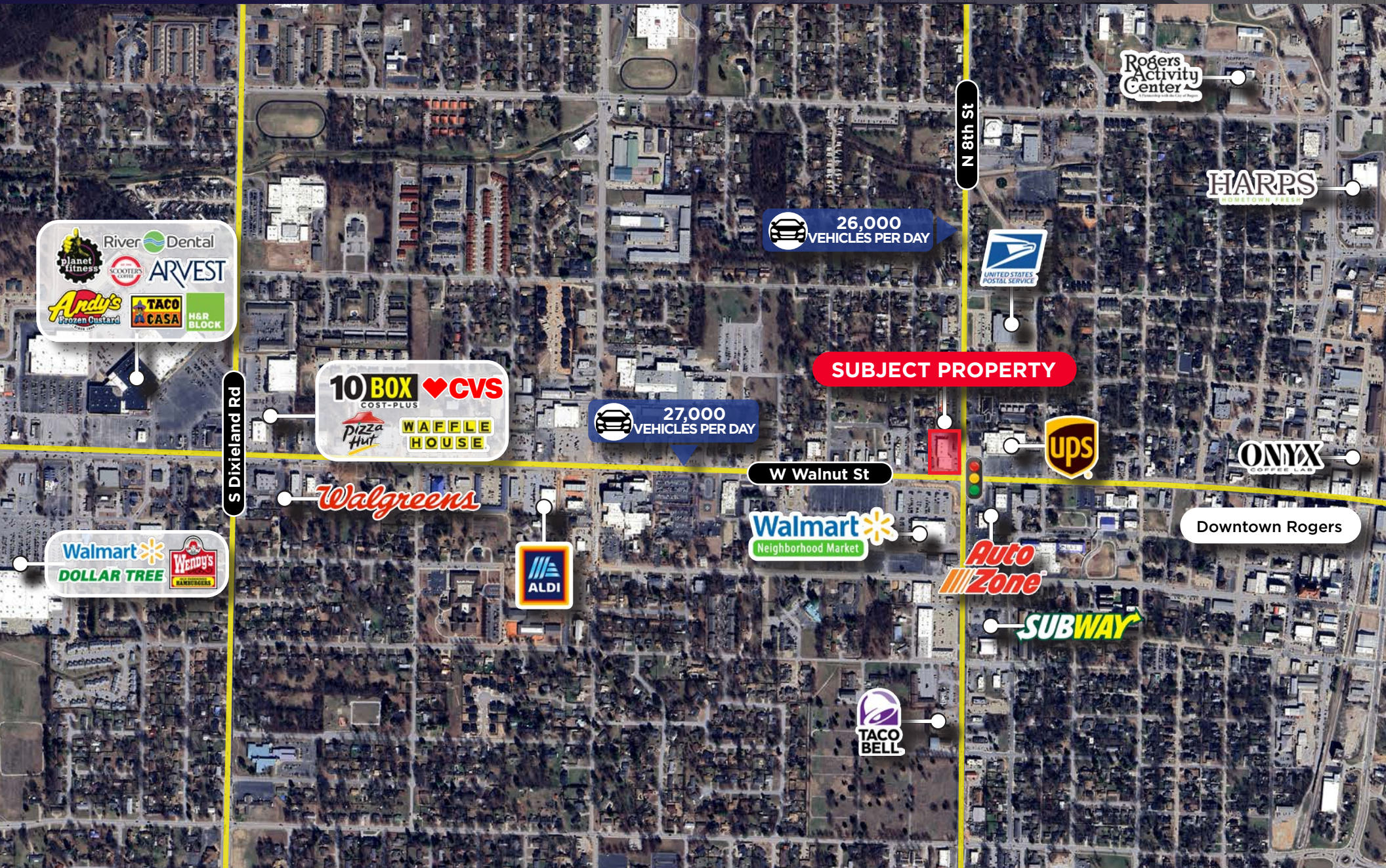
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planet fitness
River Dental
ARVEST
Andy's Frozen Custard
TACO CASA
H&R BLOCK

10 BOX COST-PLUS
Pizza Hut
CVS
WAFFLE HOUSE

Walmart
DOLLAR TREE
Wendy's

ALDI

Walmart
Neighborhood Market

TACO BELL

26,000
VEHICLES PER DAY

27,000
VEHICLES PER DAY

SUBJECT PROPERTY

W Walnut St

N 8th St

S Dixieland Rd

Rogers Activity Center

HARPS

UNITED STATES POSTAL SERVICE

ups

ONYX

Downtown Rogers

Auto Zone

SUBWAY