

## +/- 1,000 SF OFFICE/RETAIL SPACE FOR LEASE

# 2416 SOUTH 8TH STREET

Rogers, AR 72758



### PROPERTY DESCRIPTION

+/- 1,000 SF of prime office/retail space available off S 8th Street in Rogers! This versatile space offers a large showroom floor, private office, and private bathroom. Previously used for a screen printing operation, tenant is willing to sell equipment. 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.

### PROPERTY HIGHLIGHTS

- +/- 1,000 SF Office/Retail Space
- Large Showroom Floor
- Private Office and Restroom
- Modified Gross Lease
- Excellent Visibility and Accessibility for Retail or Flex Users

### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	1,010 SF
Building Size:	10,000 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,628	17,863	35,023
Total Population	8,341	50,366	98,089
Average HH Income	\$72,352	\$94,353	\$112,617

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### SALMONSEN GROUP

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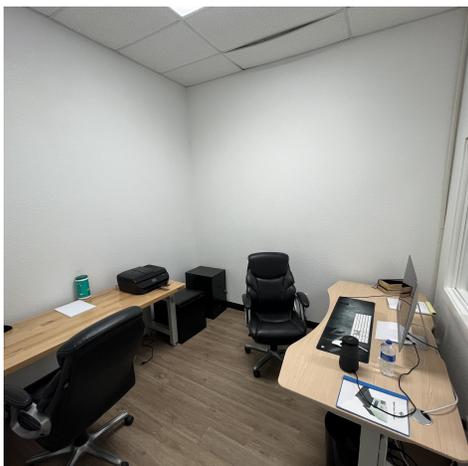
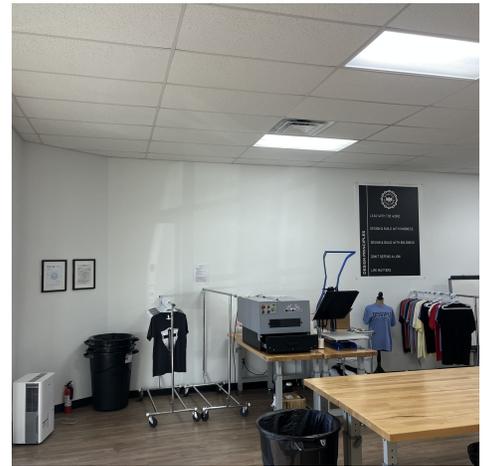
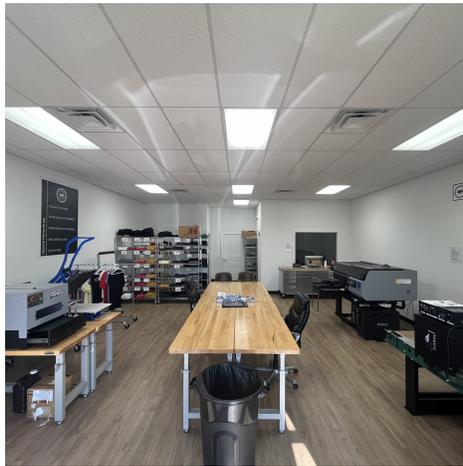
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**+/- 1,000 SF OFFICE/RETAIL SPACE FOR LEASE**

# 2416 SOUTH 8TH ST. SUITE 103

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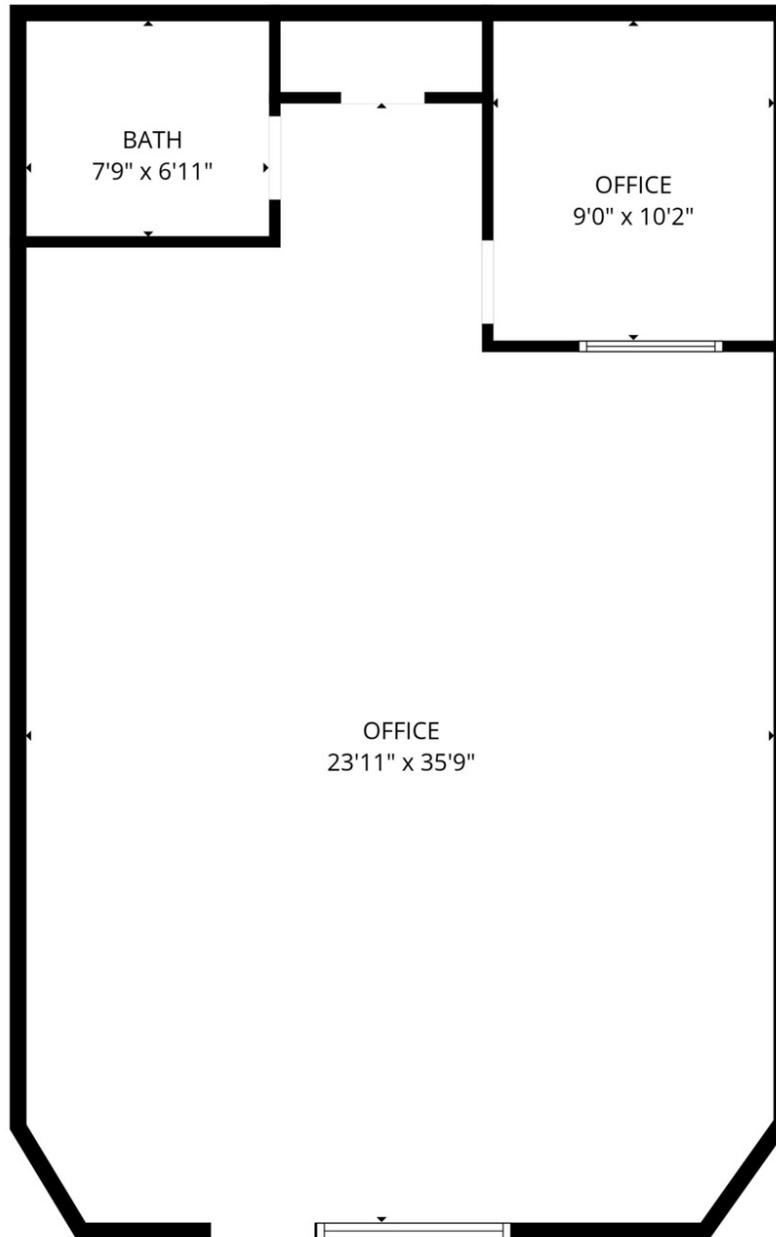
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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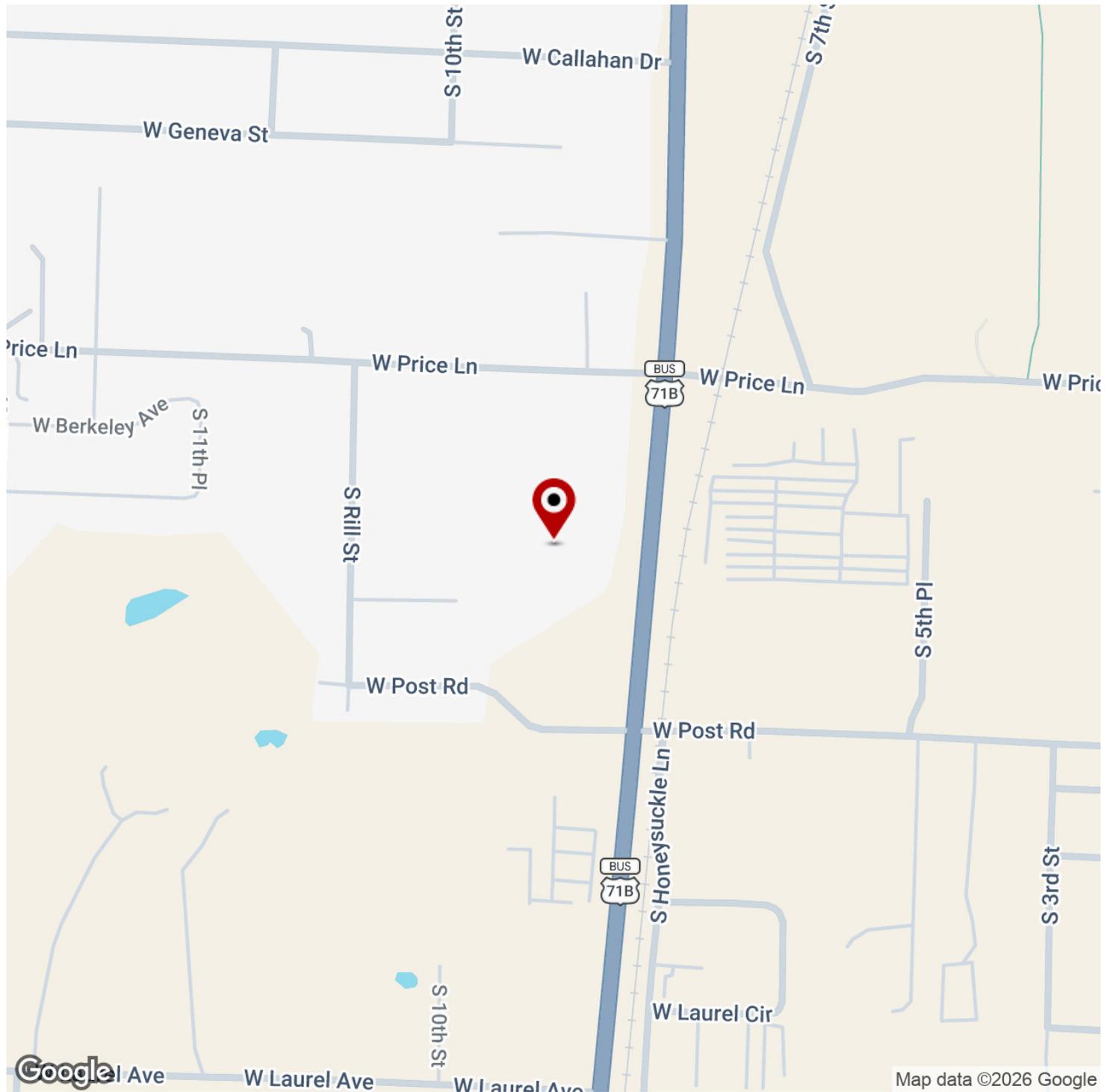
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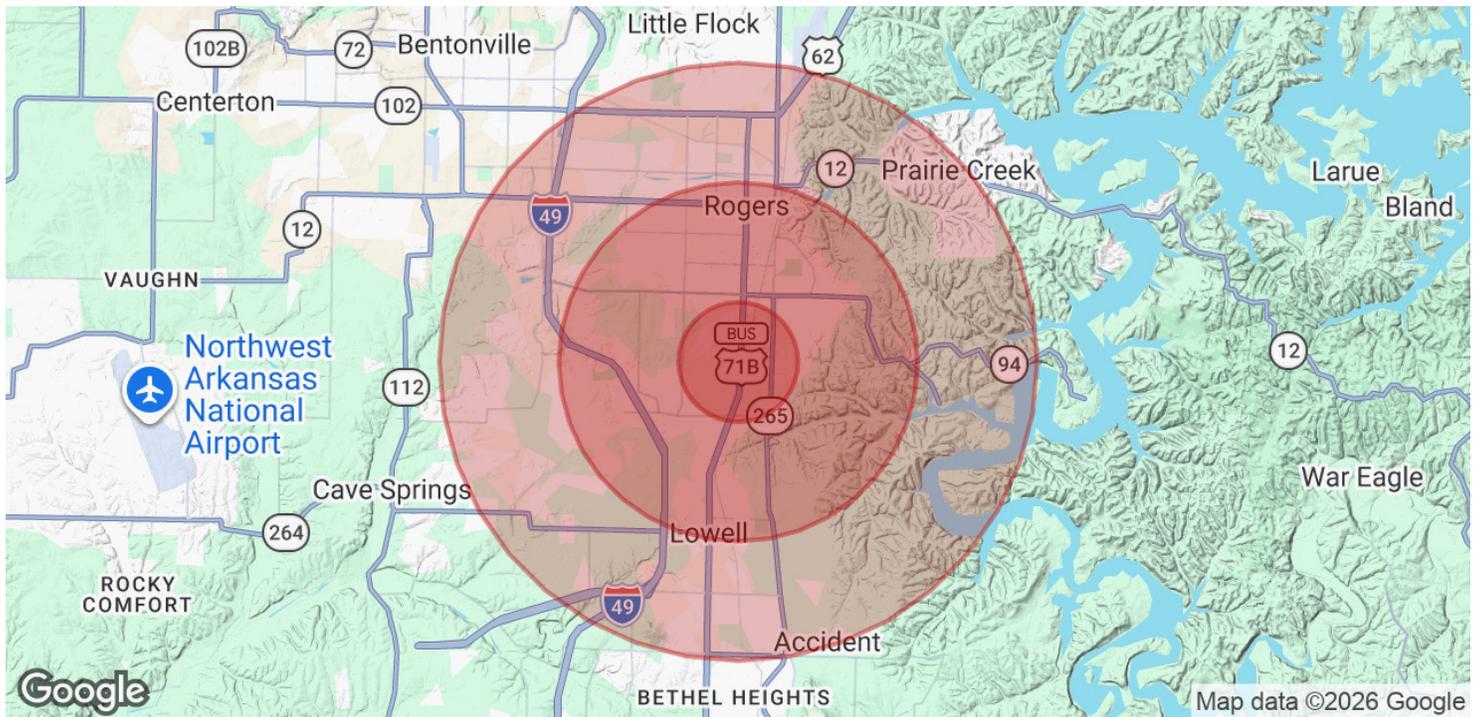
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,341	50,366	98,089
Average Age	34	36	36
Average Age (Male)	32	35	35
Average Age (Female)	35	37	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,628	17,863	35,023
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$72,352	\$94,353	\$112,617
Average House Value	\$239,929	\$282,012	\$331,302

*Demographics data derived from AlphaMap*

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