

**PRIME COMMERCIAL LEASE SPACE AVAILABLE!**



# TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



**PROPERTY DESCRIPTION:**

Rare opportunity to secure a high exposure commercial space in one of the area's most active retail corridors! Tuscan Square is located along W Pleasant Grove Rd with approx. 31,000 VPD and immediate access to I-49 with approx. 109,000 VPD. It is a well established strip center anchored by national retailers including Starbucks and Chick-fil-A, and offers a diverse tenant mix of Massage Envy, T-Mobile, Gusano's Pizza, Cox, Great Clips, and more. The property is also surrounded by major national brands such as Walgreens, Academy, Walmart, McDonald's, Golden Corral, and much more!

**HIGHLIGHTS:**

- Last suite remaining: Suite 204 at +/- 1,500 SF
- Off Pleasant Grove Rd (31,000 VPD)
- Easy access to I-49
- Anchor tenants include Starbucks and Chick-fil-A

**OFFERING SUMMARY**

Lease Rate:	\$40 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	6.88 Acres
Building Size:	42,501 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,315	6,140	14,588
Total Population	3,644	16,388	39,916
Average HH Income	\$110,359	\$103,885	\$100,914

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.

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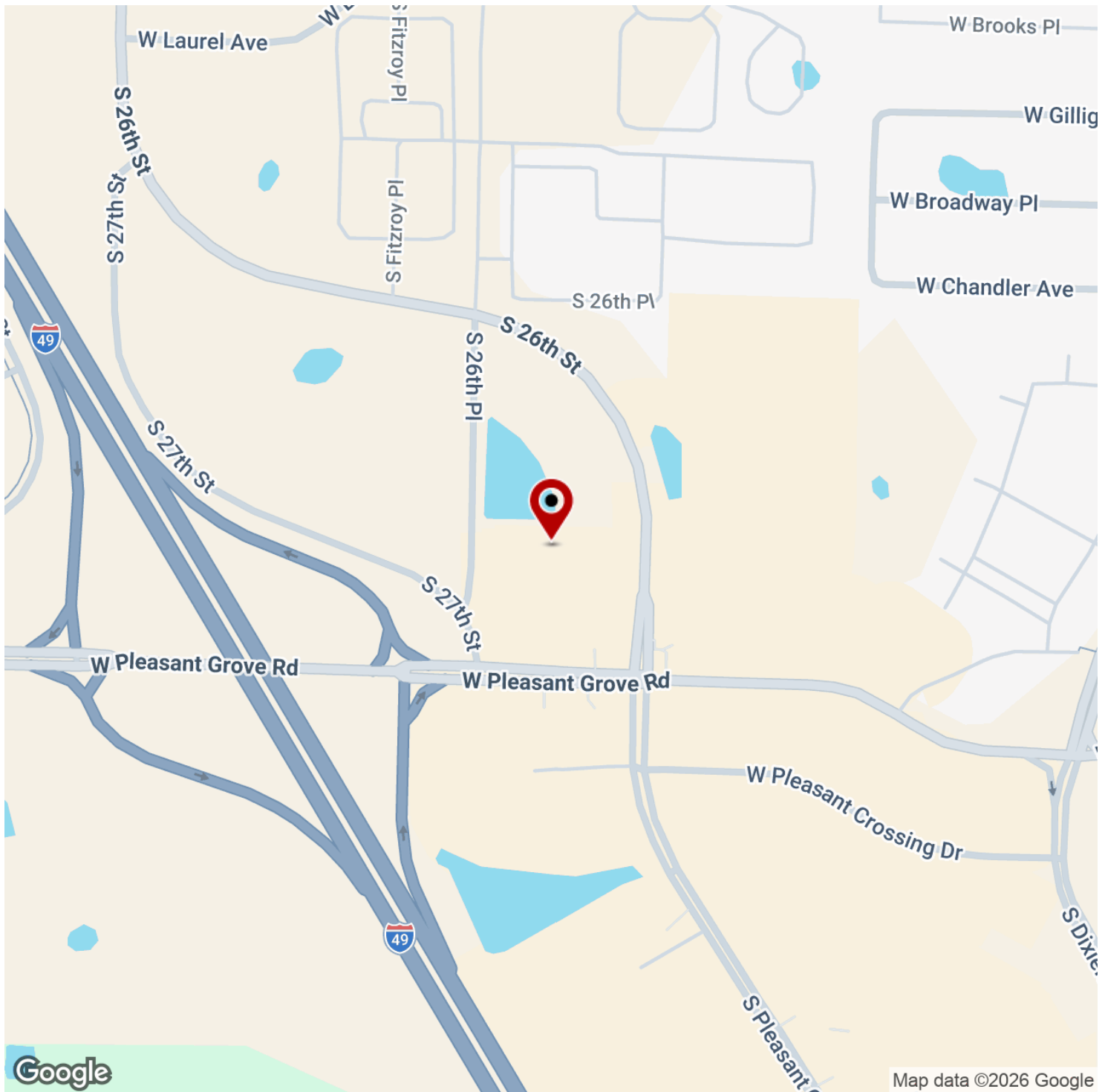
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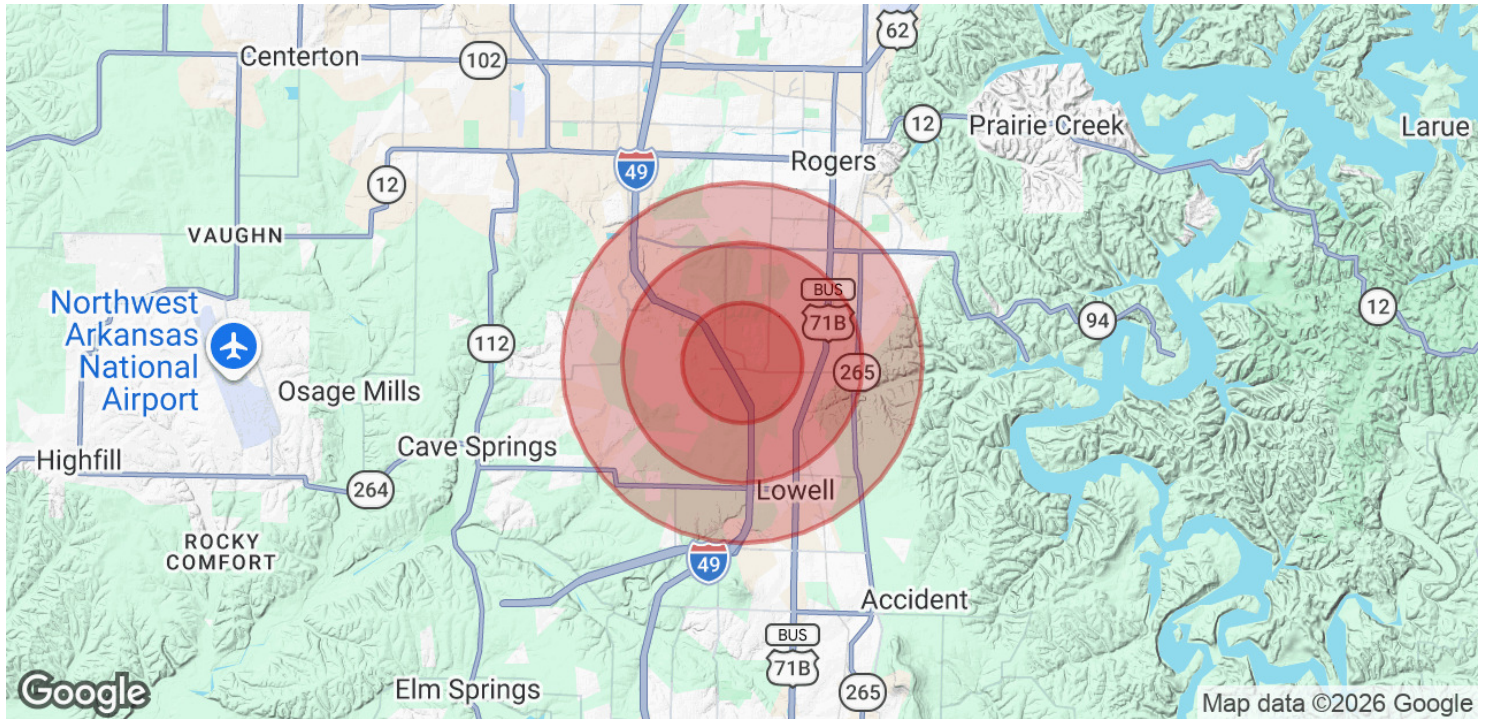
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,644	16,388	39,916
Average Age	33.8	34.1	33.5
Average Age (Male)	33.6	33.6	33.6
Average Age (Female)	33.9	34.9	34.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,315	6,140	14,588
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$110,359	\$103,885	\$100,914
Average House Value	\$242,385	\$230,603	\$226,522

\* Demographic data derived from 2020 ACS - US Census

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