

## PRIME OFFICE/FLEX SPACE FOR LEASE

# 201 S 20TH ST

Rogers, AR 72758



### PROPERTY DESCRIPTION

Office or flex space in Rogers, AR, conveniently located near the Walmart Supercenter. These versatile spaces are perfect for any general retail/office business. Positioned just off W Walnut St, which sees approx. 24,000 VPD, the location offers excellent visibility and accessibility. The property is only 2 minutes from the Walmart Supercenter, 3 minutes from Walgreens, 6 minutes from Downtown Rogers, and just 7 minutes from I-49, making it a prime location for businesses seeking a central and high-traffic area. \$50/Mo charge for water and trash.

### PROPERTY HIGHLIGHTS

- +/- 566 to 1,070 SF Office/Flex Space
- Conveniently Located near Walmart Supercenter
- Positioned off W Walnut St with approx. 24,000 VPD
- Prime Location for Businesses Seeking a Central, High-Traffic Area

### OFFERING SUMMARY

Lease Rate:	\$17.00 - 21.00 SF/yr (MG)
Available SF:	566 - 1,070 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,221	22,187	44,205
Total Population	11,123	59,523	120,058
Average HH Income	\$71,041	\$88,460	\$116,099

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### SALMONSEN GROUP

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## OFFICE FOR LEASE

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	566 - 1,070 SF	Lease Rate:	\$17.00 - \$21.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 S 20th Suite 3	Available	566 SF	Modified Gross	\$990 per month	\$50/mo for Trash
201 S 20th St Suite 14/15	Available	1,070 SF	Modified Gross	\$17.00 SF/yr	\$100/mo for Water/Trash

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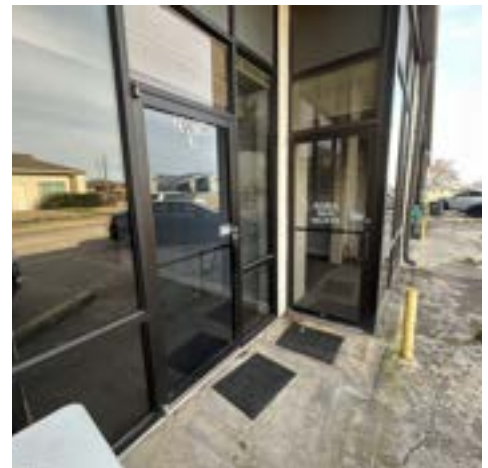
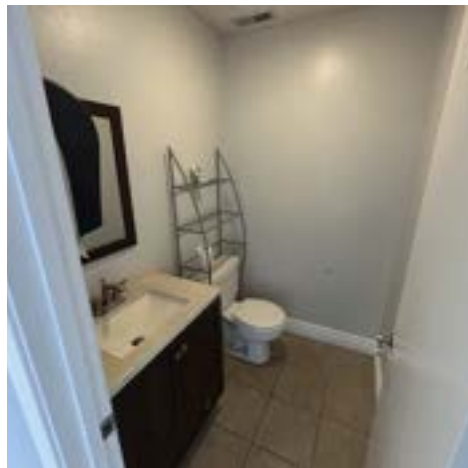
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Suite 203

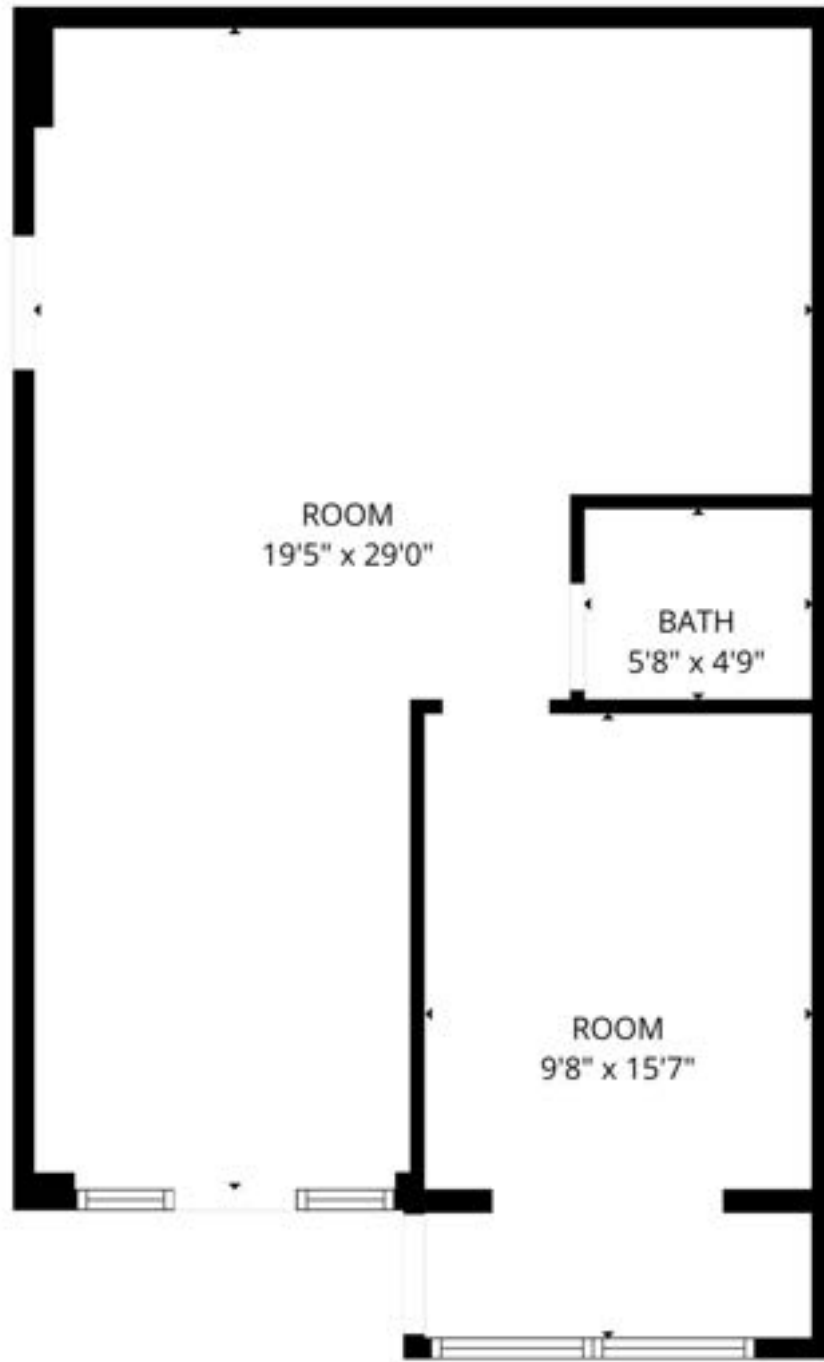
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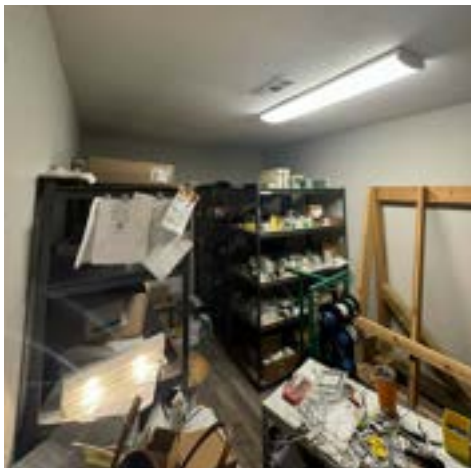
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**OFFICE FOR LEASE**

# SUITE 14 & 15 - PHOTOS

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# SUITE 14 & 15 - FLOOR PLAN

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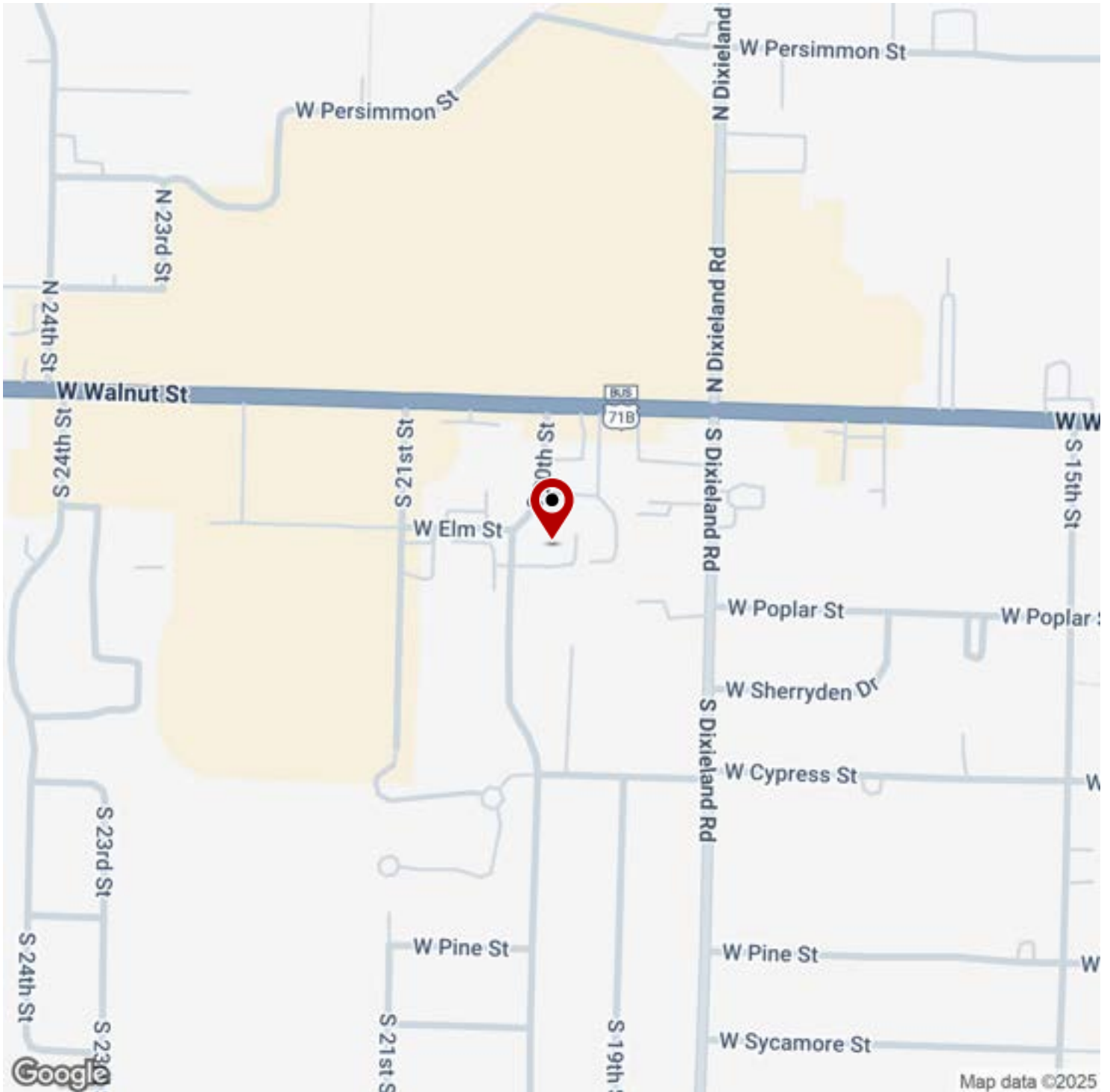
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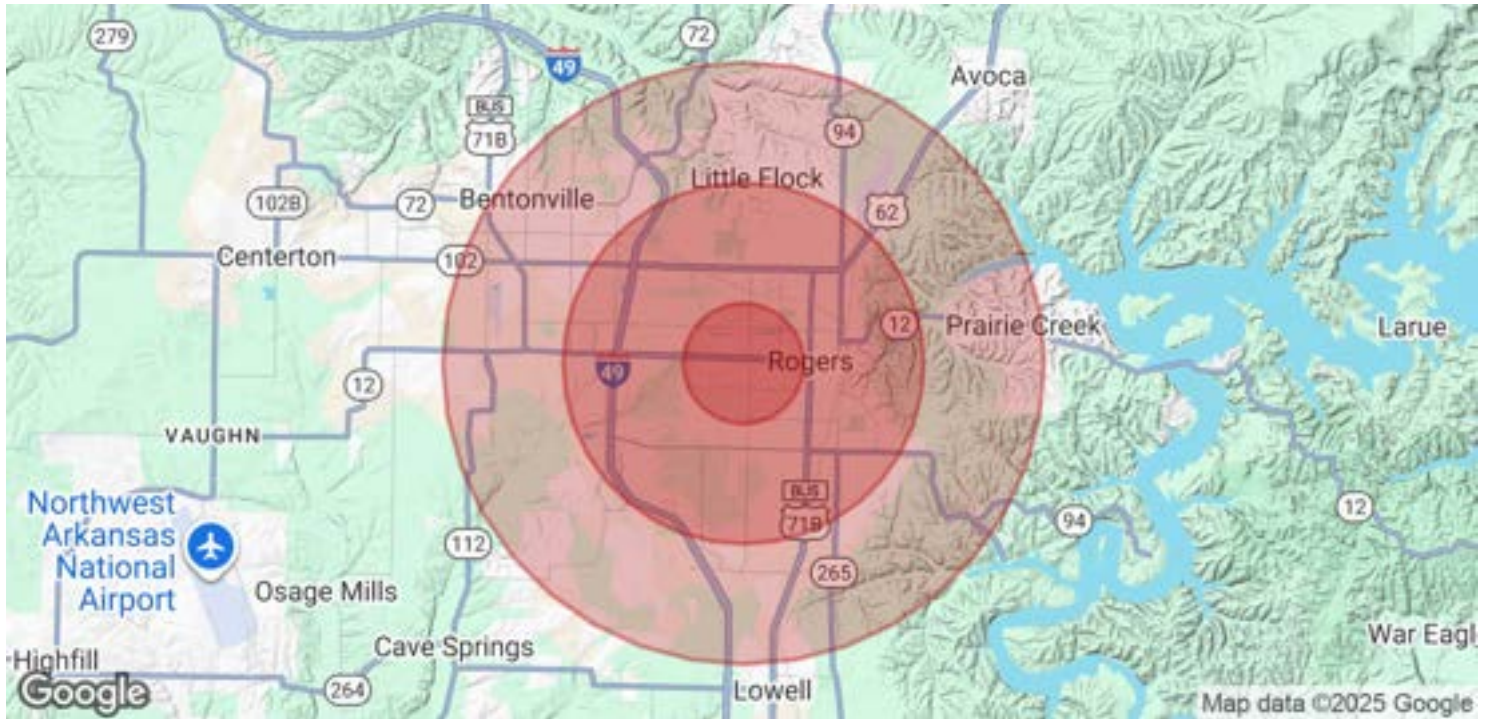
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,123	59,523	120,058
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,221	22,187	44,205
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$71,041	\$88,460	\$116,099
Average House Value	\$221,654	\$274,679	\$348,264

Demographics data derived from AlphaMap

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