

FOR LEASE

TURN-KEY MARKET CAFÉ OPPORTUNITY

5111 W JB HUNT DR | ROGERS, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for lease an exceptional market café space in Rogers, Arkansas, located within the Northgate Plaza office building and surrounded by Class A office users. The space is located in the same building as the Supply Chain Hall of Fame, placing operators at the center of one of Northwest Arkansas' most influential business environments. This opportunity is ideally suited for coffee bar, grab-and-go, bakery, café, and other limited-prep concepts seeking strong daytime traffic and a built-in customer base.

The space provides consistent office lunch traffic and established foot flow, making it a strong fit for operators focused on convenience and efficiency. The flexible layout can accommodate kiosk or counter-service models and is ideal for cold prep or pre-prepared food concepts. Positioned within the Northwest Arkansas growth corridor, the property offers proximity to major employers, retail destinations, and residential neighborhoods, with proven demand for fresh, fast, and convenient food options.

** This space does not include a kitchen or cooking infrastructure, making it best suited for no-cook or limited-prep concepts.*

Nearby Tenants:

- Kellogg's
- Pepsico
- Kutak Rock
- Mattel
- General Mills
- Kimberly Clark
- Coca-Cola
- Rocket Software

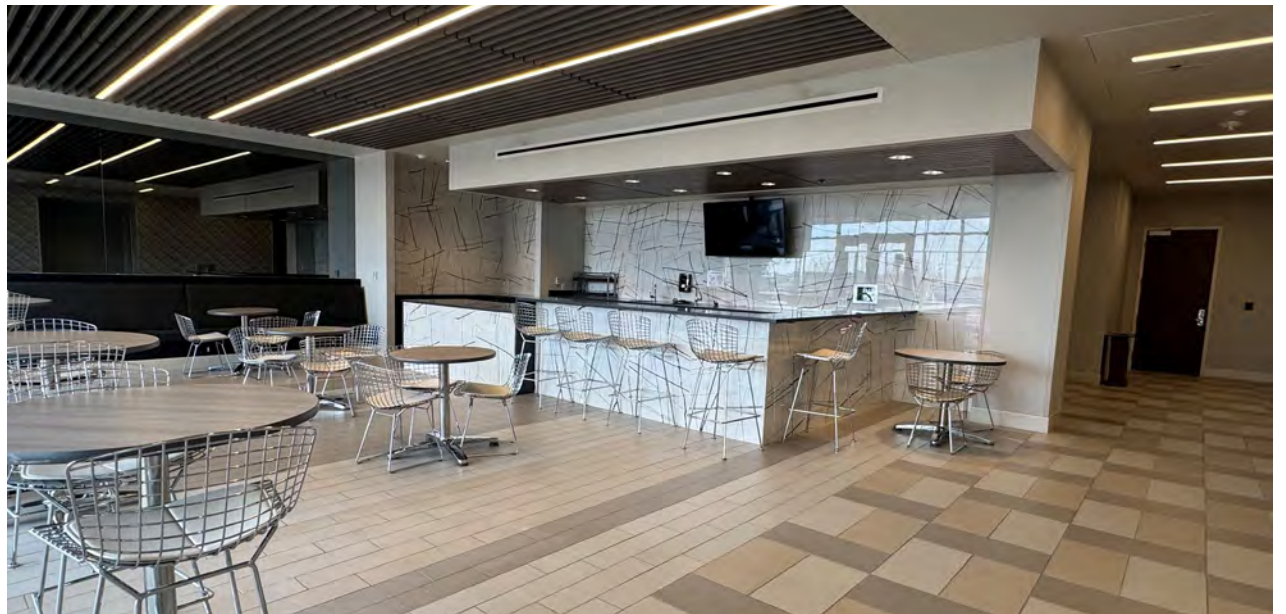
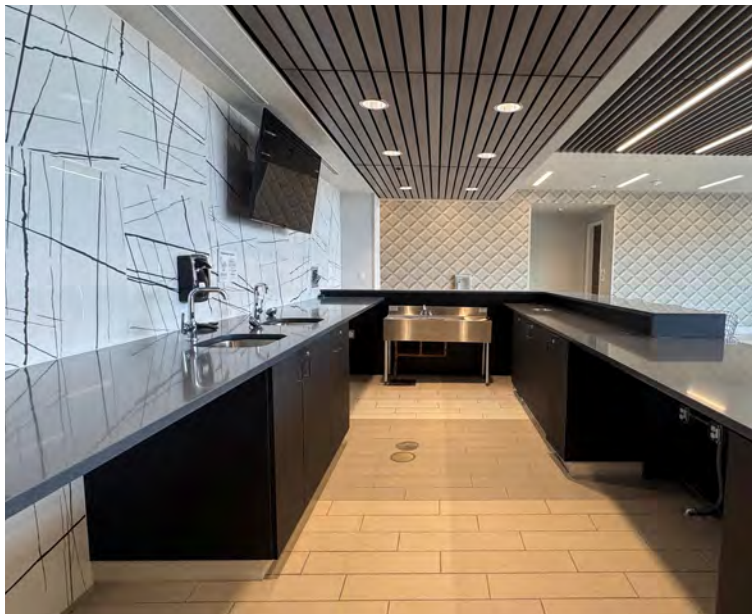
of Employees in Nearby Office Buildings

- Northgate 1 & 2: 1,500
- Pinnacle Height I: 600
- Hunt Tower: 930
- Pinnacle MOB: 220
- Founders: 1,900
- Parkway Tower: 620

ADDRESS 5111 W JB Hunt Dr, Rogers, AR

SPACE SIZE 716 ± SF

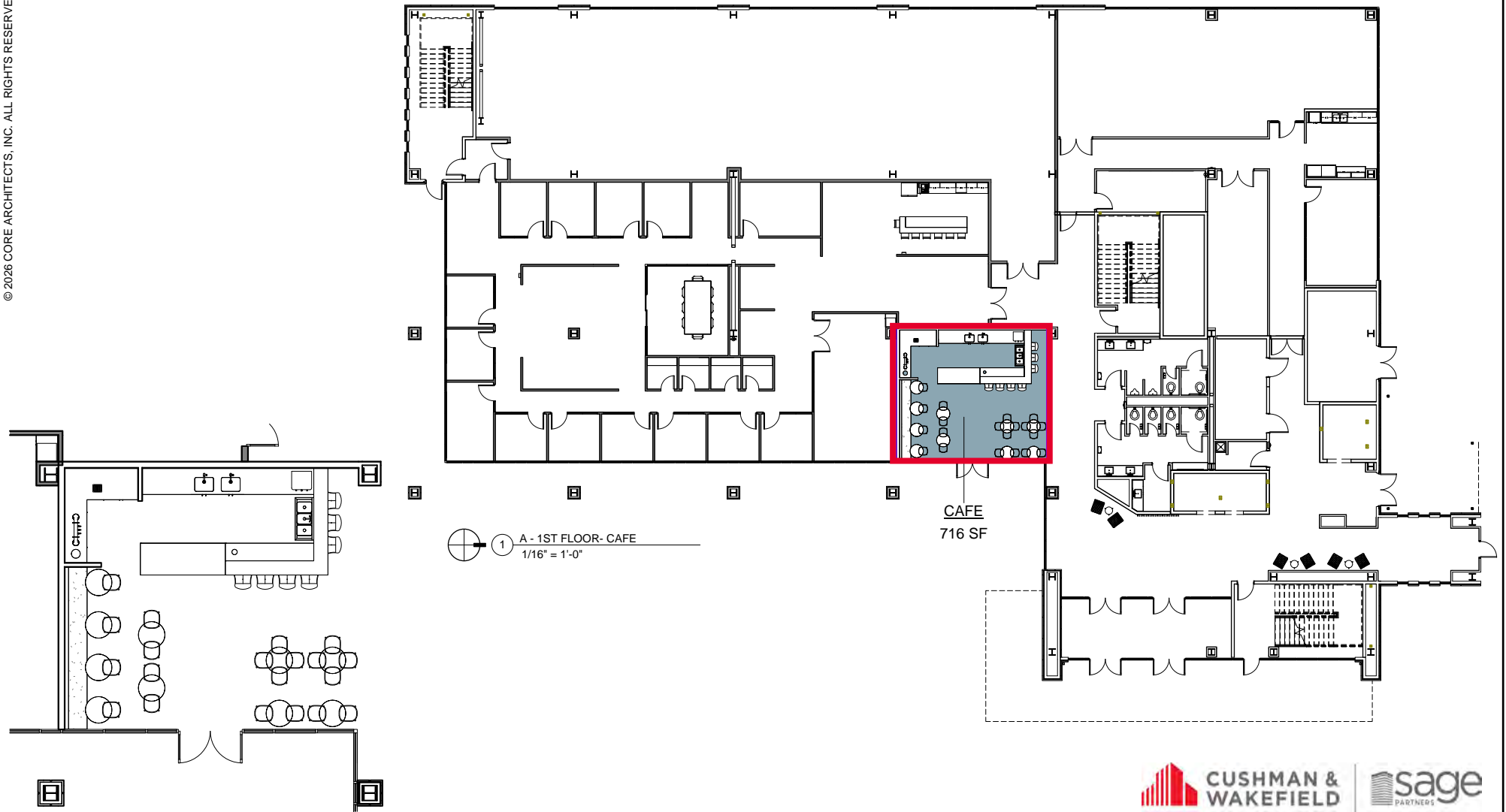




PROPERTY FLOOR PLAN



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1 A - 1ST FLOOR- CAFE
1/16" = 1'-0"

CAFE
716 SF

2 1ST FLOOR- CAFE
1/8" = 1'-0"



NORTHGATE PLAZA

02.13.2026 SIX STORY - 1ST FLOOR CAFE

PROPERTY AERIAL



NORTHWEST ARKANSAS - MOUNTAIN HAVEN WITH INDUSTRY GIANTS

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world's largest retailer, and #1 on the 2024 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation's top 100 largest MSA's with 1M+ residents expected by 2040.



590,337

MSA Population 2024

2.5%

Unemployment Rate 2024

93%

Cost Of Business Index

91.8%

Cost Of Living Index

Source: Northwest Arkansas Council 2024

Northwest Arkansas is...

Booming

20% GDP growth
since 2013

Dynamic

U.S. News & World Report's #28
Most Dynamic Metros

Up-Scale

Per capita income 14% higher
than the national average

#40 Best Places for Business

Forbes - 2024

University of Arkansas Supply Chain Ranked #1 in the Nation

Northwest Arkansas Council - 2024

Home to 3 Fortune 500 Companies

Northwest Arkansas Council - 2024

#21 Best Place to Live in the U.S.

U.S. News & World Report - 2024

8 NWA Schools Rank Among Top 10 In The Nation

U.S. News & World Report - 2024

#7 Best Performing Cities

Milken Institute - 2024

UNMATCHED ECONOMIC DIVERSITY

Northwest Arkansas is home to some of the biggest names in US industry, and continues to expand as these companies invest in their home state. Walmart, Tyson, and JB Hunt all call Arkansas home, and have made significant socioeconomic investments that have contributed to the state's explosive growth.



#1 Corporation In US:

Bentonville, Arkansas is home to Walmart, which remains the #1 corporation on the Fortune 500 list.



3 Fortune 500 Companies:

In addition to Walmart, NW Arkansas is home to Tyson and JB Hunt.



Significant Tech Investments:

Spurred by Walmart's continued growth, NW Arkansas has turned into a viable alternative to Silicon Valley for many start ups.



World Class Education:

Fayetteville is home to the University of Arkansas with 32,000+ combined jobs and students. The UofA received an R1 ranking from Carnegie Foundation.



Strategic Growth:

Walton Family Foundation announced 5-year strategy in 2021 to provide more than \$2 billion in philanthropic support championing community-driven change.



AMENITY RICH REGION

In addition to being the home of three Fortune 500 companies, NW Arkansas is filled with community amenities that make the region an exceptional place to call home.

1 CRYSTAL BRIDGES MUSEUM

12M Visitors from all over the world. Recently announced a new 100,000-square-foot expansion.

2 WALMART CORPORATE CAMPUS

350+ Acre New Corporate Development; Recently moved corporate employees to new HQ - over 15,000 people

3 PINNACLE HILLS

152 Acre, Class "A" Shopping Center

4 WALMART AMP

Newly Expanded 15,000-Seat Amphitheater

5 JB HUNT CORPORATE HQ

Investing in new office space, aiming to add over 1.8 million square feet and potentially thousands of new employees over the next few decades

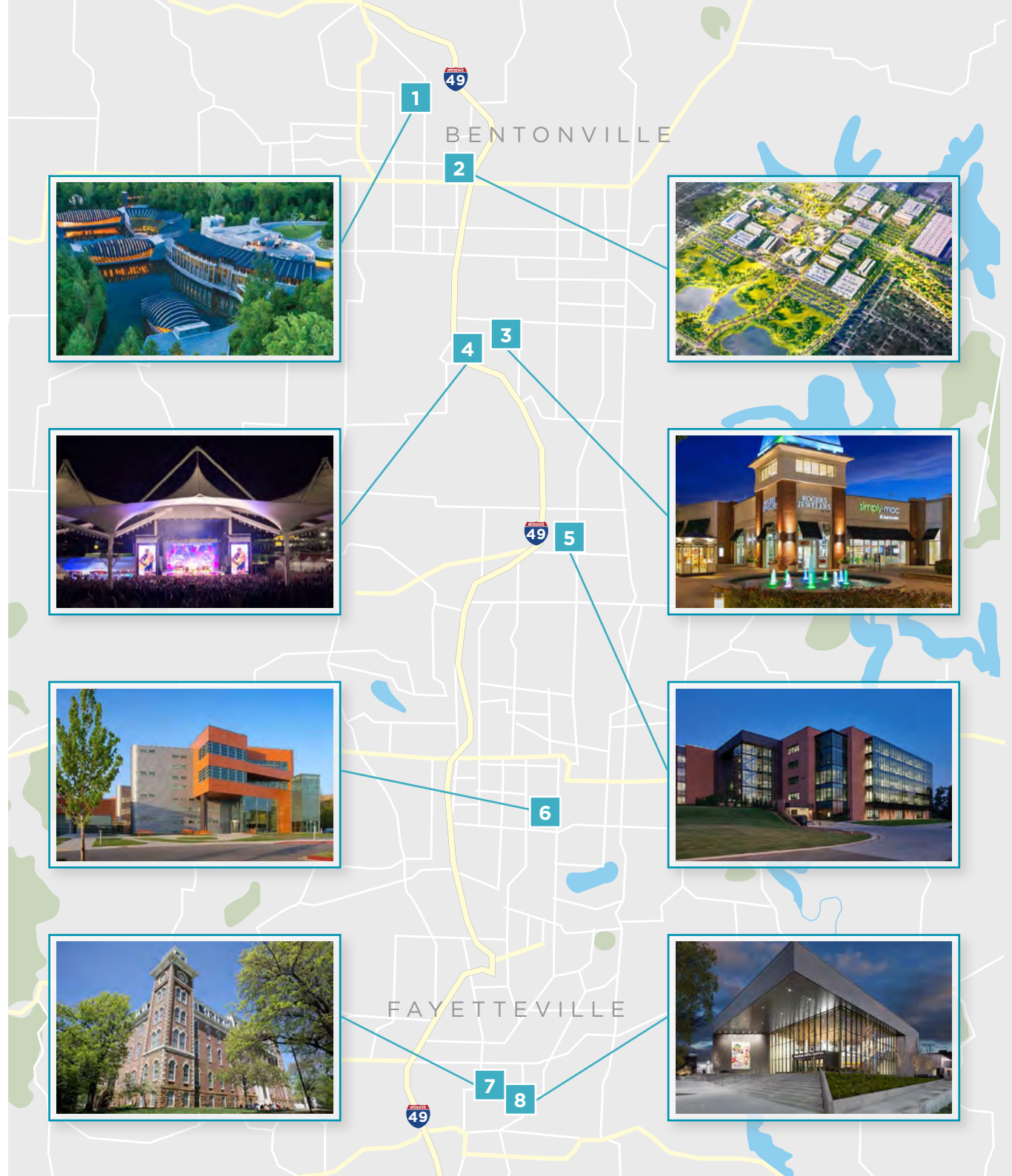
6 TYSON FOODS CORPORATE HQ

Recently consolidated corporate operations to Springdale HQ, bringing 1,000 jobs to NWA

7 UNIVERSITY OF ARKANSAS

32,000+ Combined Jobs & Students

8 WALTON ARTS CENTER



FOR LEASE

TURN-KEY FOOD COURT OPPORTUNITY

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