

+/- 950 SF OF OFFICE SPACE FOR LEASE

1102-1108 WEST POPLAR PLACE

Rogers, AR 72756



PROPERTY DESCRIPTION

+/- 950 SF of office space now available for lease in Rogers, AR! This well-maintained and recently remodeled space features a welcoming reception area, 2 private offices (could be used as conference rooms or open workspace areas), a private bathroom, and a break room area. The property is conveniently located just 2 minutes from the Walmart Neighborhood Market and 6 minutes from the Walmart Supercenter, only 1 minute from the N 8th St intersection, and just 3 minutes from downtown Rogers, making it highly accessible for both clients and employees. In addition to rent, tenant will be responsible for \$100/mo for CAM/Trash as well as their own electric and water in their name.

PROPERTY HIGHLIGHTS

- +/- 950 SF of Office Space
- Well-Maintained Space - Functional and Comfortable for Various Business Types
- Convenient Location - 2 Minutes from Walmart Neighborhood Market, 3 Minutes from Downtown
- MG Lease Structure - 2 Year Minimum Term

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	950 SF
Building Size:	2,792 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,550	19,948	36,543
Total Population	9,334	56,284	98,218
Average HH Income	\$72,495	\$84,896	\$102,488

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.

SALMONSEN GROUP

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	950 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1106 W Poplar	Available	950 SF	Modified Gross	\$18.00 SF/yr	-

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+/- 950 TO 2,792 SF OF OFFICE SPACE FOR LEASE

1106 WEST POPLAR PLACE

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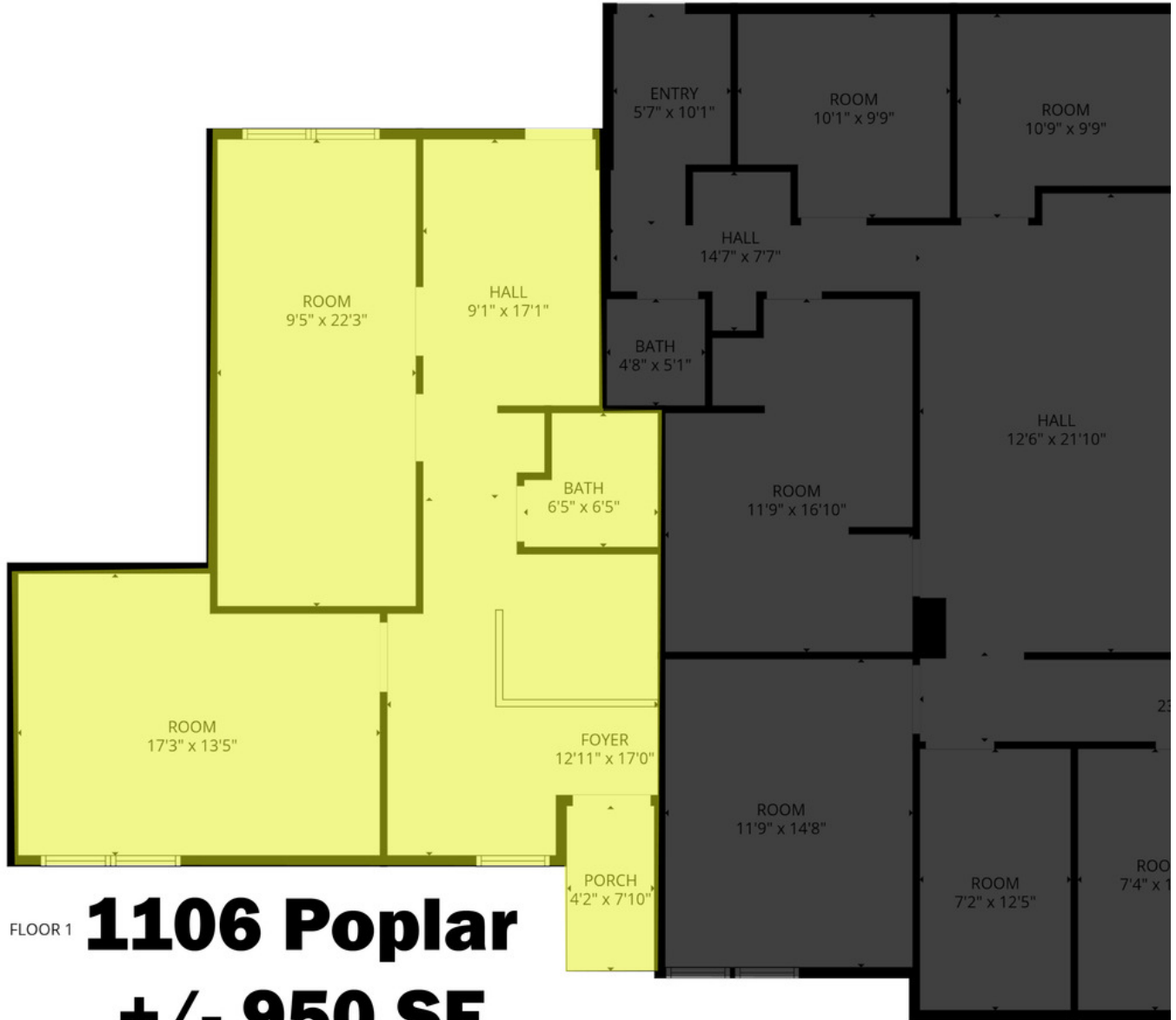
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1106 WEST POPLAR PLACE

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FLOOR 1 **1106 Poplar**
+/- 950 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT I

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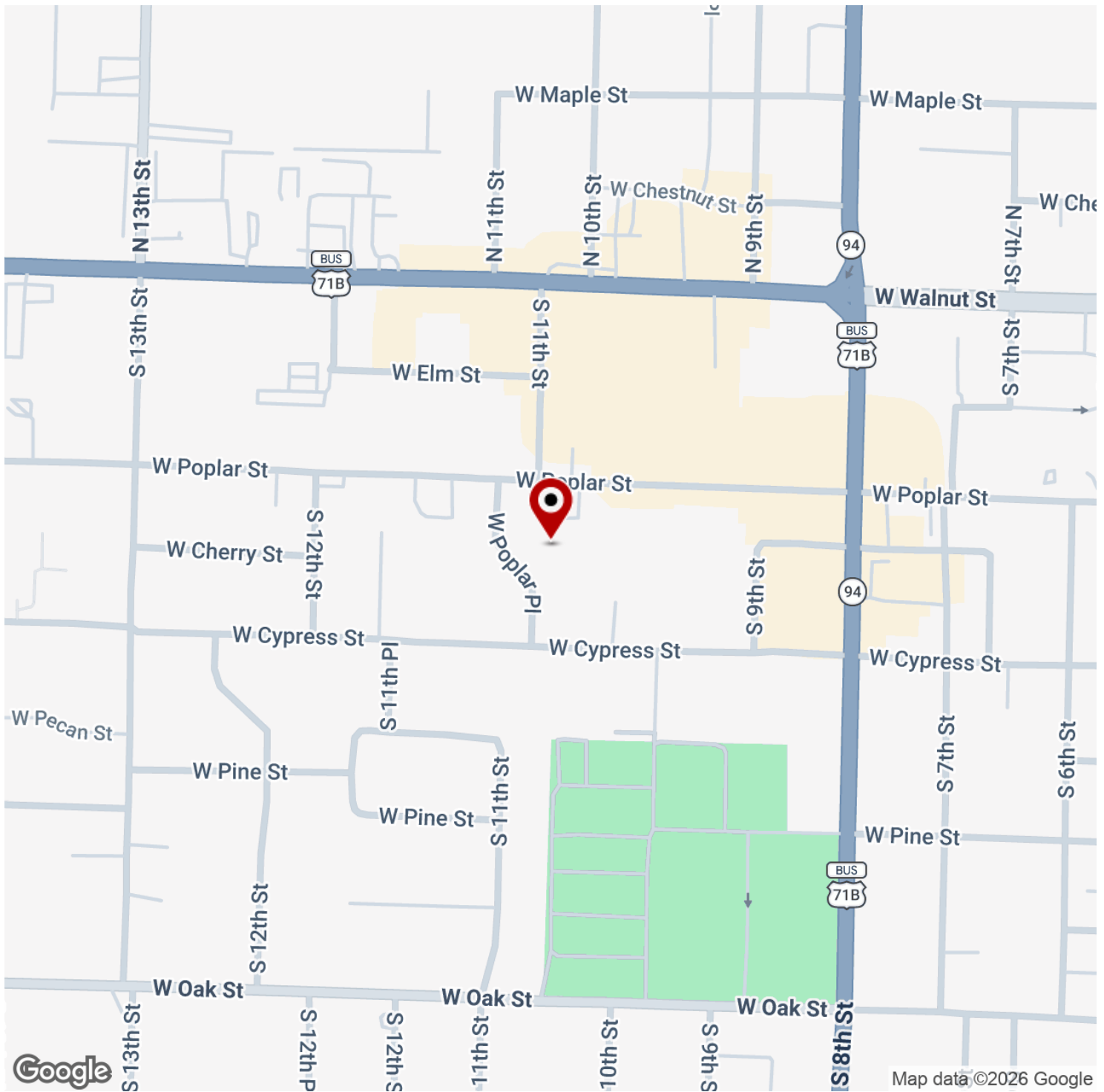
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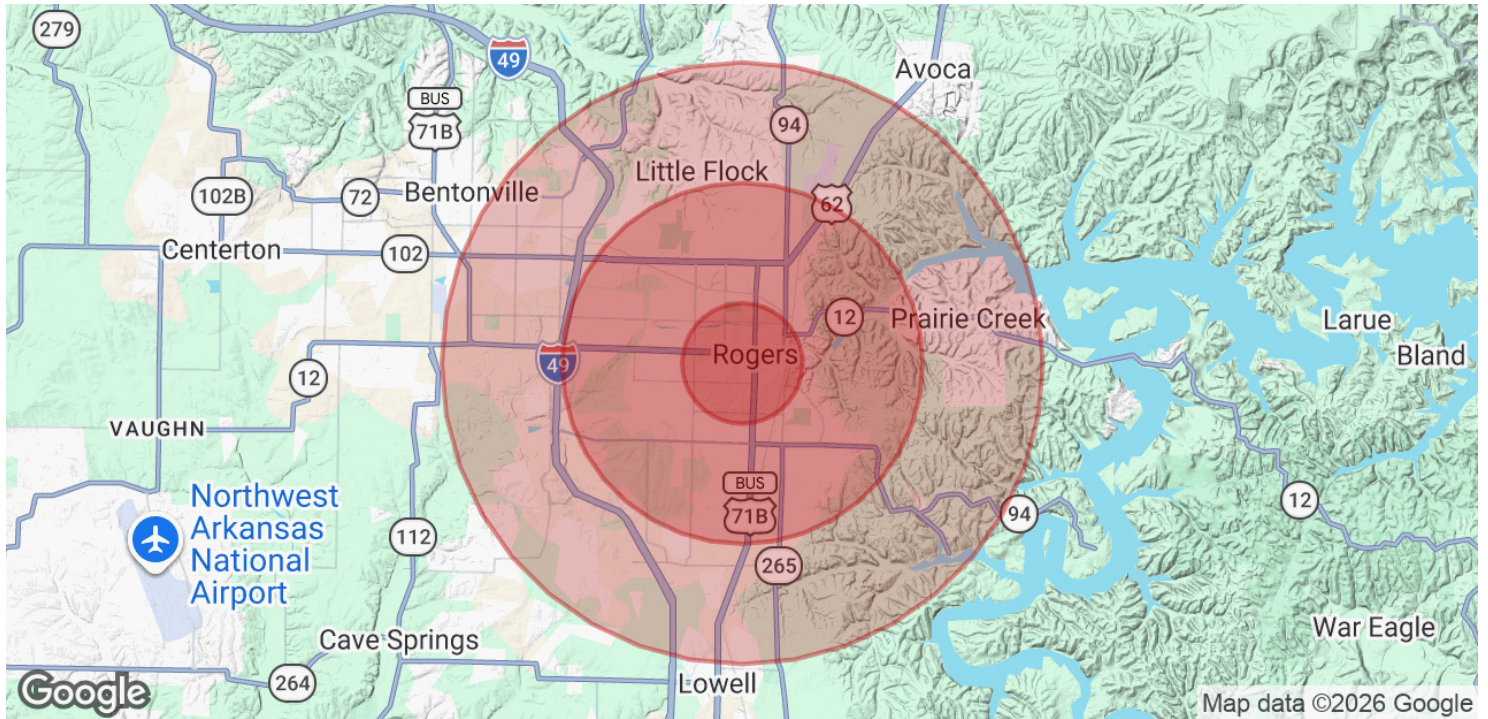
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,334	56,284	98,218
Average Age	38	37	37
Average Age (Male)	36	35	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,550	19,948	36,543
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$72,495	\$84,896	\$102,488
Average House Value	\$237,707	\$258,584	\$321,432

Demographics data derived from AlphaMap

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