

+/- 3,000 SF RETAIL/OFFICE/FLEX SPACE FOR LEASE



4052 HONEYSUCKLE LANE

Rogers, AR 72758



PROPERTY DESCRIPTION

Prime Retail/Office/Flex space in the heart of Northwest Arkansas! This +/- 3,000 SF property offers flexible usage options for a variety of businesses. This space offers many features, including a spacious layout of 3 offices/rooms, 2 restrooms, and a kitchenette with a sink; an overhead door that is approx. 10' tall and 8' wide, currently covered but can be reopened for your convenience; a HVAC system that is only 2 years old, providing efficient climate control year-round; and flexible use for retail, office, or other flex-space purposes. Centrally positioned in one of the fastest-growing regions in Arkansas and located near the high-traffic intersection of 71B and Pleasant Grove Rd with approx. 9,400 VPD. 4 year minimum term with tenants responsible for all utilities. Don't miss out on securing this versatile space for your business needs! Available starting December 1st, 2024.

PROPERTY HIGHLIGHTS

- +/- 3,000 SF Flex Space
- Approx, 10' Tall Overhead Door
- 3 Offices/Rooms and 2 Restrooms
- Available December 1st

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OFFERING SUMMARY

Lease Rate:	\$19.25 SF/yr (MG)
Available SF:	3,000 SF
Lot Size:	1.39 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	279	1,443
Total Population	143	810	4,391
Average HH Income	\$90,957	\$98,993	\$94,844

TIMOTHY SALMONSEN

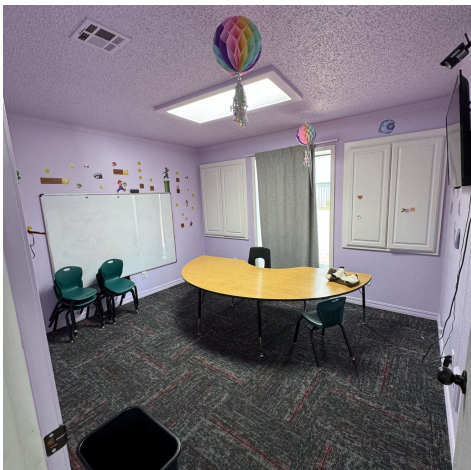
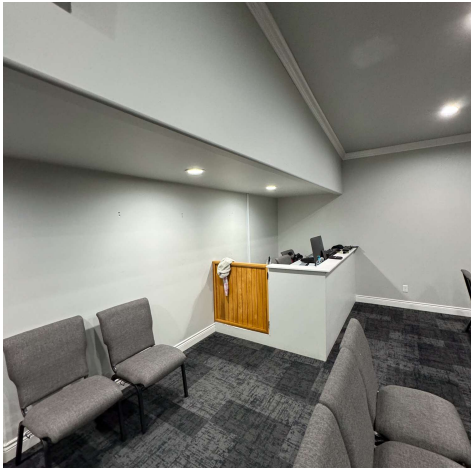
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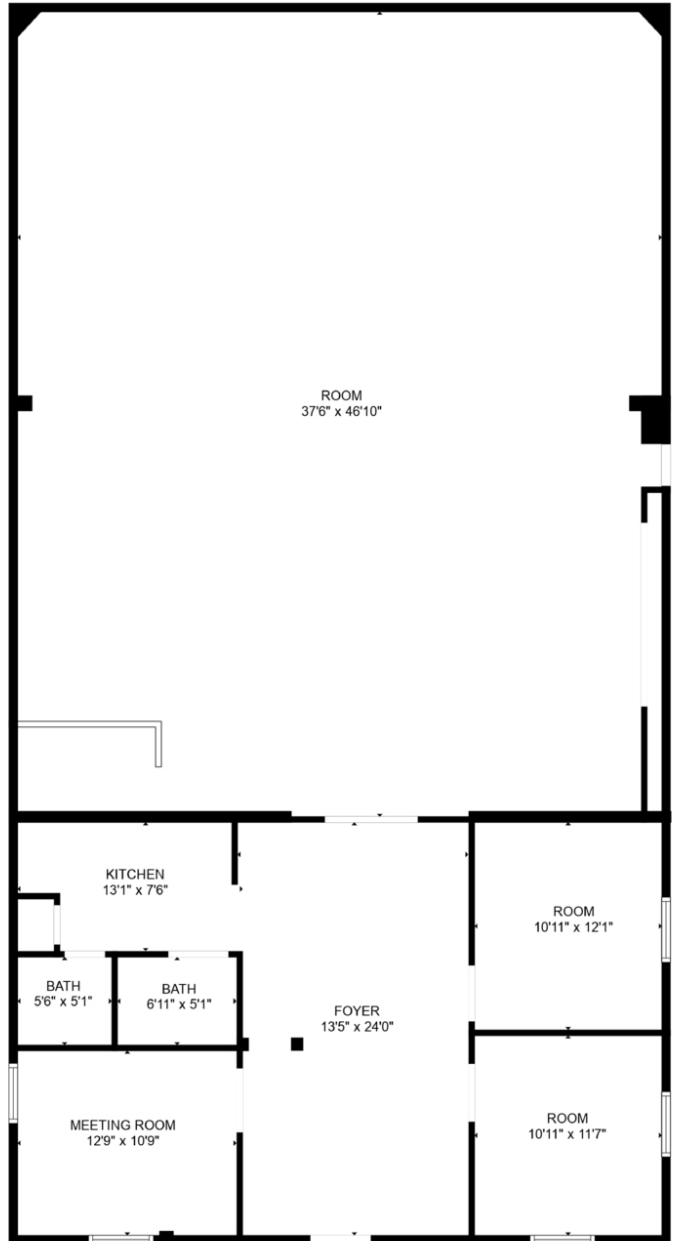
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4052 HONEYSUCKLE LANE - FLOOR PLAN

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+/- 3,000 SF

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

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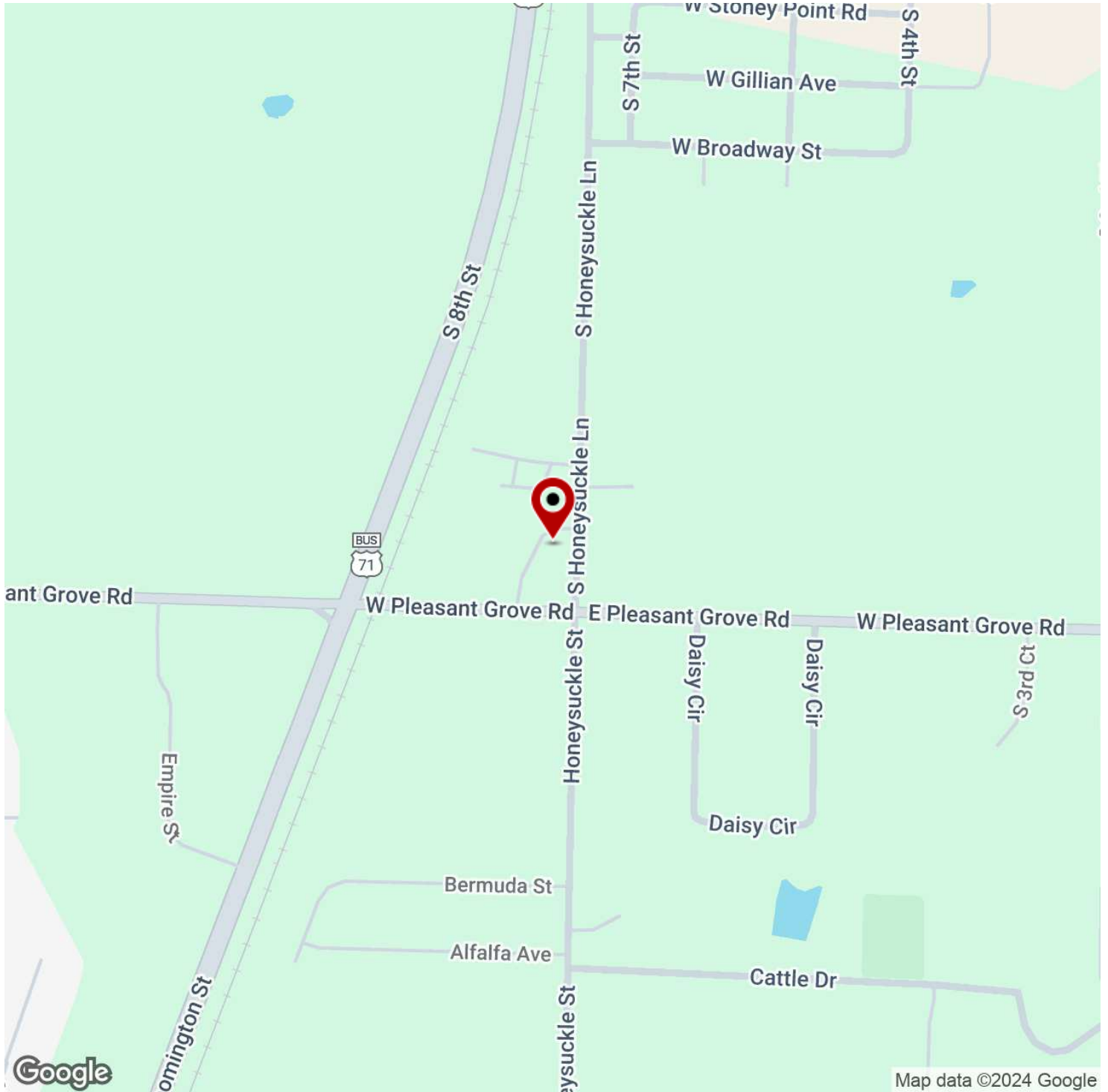
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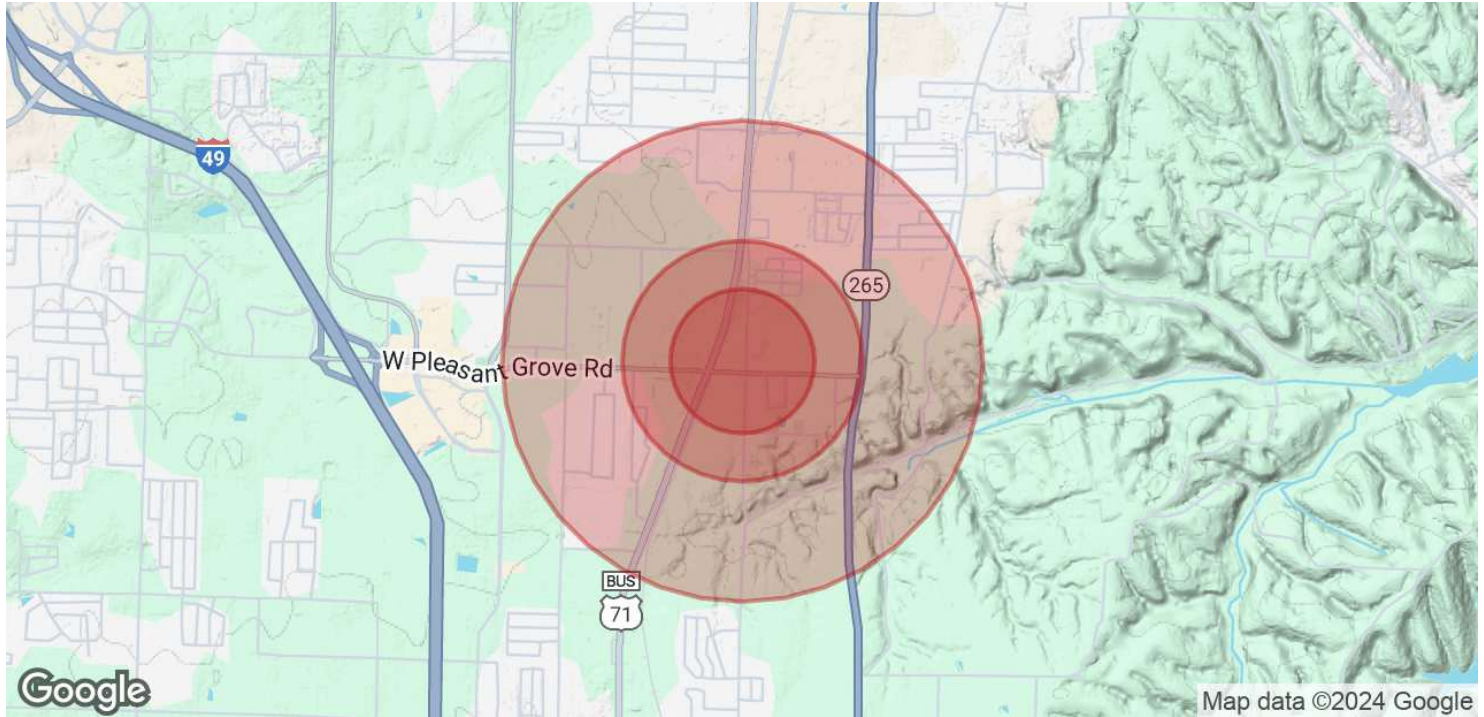
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	143	810	4,391
Average Age	35	35	33
Average Age (Male)	35	34	33
Average Age (Female)	36	36	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	279	1,443
# of Persons per HH	2.9	2.9	3
Average HH Income	\$90,957	\$98,993	\$94,844
Average House Value	\$238,574	\$262,905	\$280,536

Demographics data derived from AlphaMap

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