



## 5211 Village Parkway, Rogers, AR

- Price \$9,100,000 (\$169.60 psf)
- 53,656 Square Feet
- 2.94 Acres
- 149 Parking Spaces
- Premium Pinnacle Hills location
- Unoccupied building is perfect for Users or Landlords that need more space for their tenants.
- The current owner is in the process of spending \$1,500,000 in repairs and maintenance.



### Contact Information:

**Butch Gurganus**  
President  
(479) 644-7266  
[butch@FocusCREgroup.com](mailto:butch@FocusCREgroup.com)

**Kyle Conrad**  
Brokerage  
(479) 462-4628  
[kyle@FocusCREgroup.com](mailto:kyle@FocusCREgroup.com)

1005 Beau Terre Drive, Suite105  
Bentonville, AR 72712

### Pinnacle Submarket

### Site Aerial



### First Floor



### Second Floor

