

# PRIME COMMERCIAL LEASE SPACE AVAILABLE!



## TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



### PROPERTY DESCRIPTION:

Last Suite Remaining in this Strip Center! Suite 107, previously used as an office, featuring 5 offices (one could be a conference room), a welcoming reception area, break room, and a restroom. Tuscan Square boasts an excellent mix of co-tenants, including Starbucks, Gusano's Pizza, State Farm, Massage Envy, Subway, T-Mobile, and Chick-fil-A. Conveniently situated just off Pleasant Grove Rd, directly off I-49. The location offers ample parking for both customers and employees, with easy access to I-49 for added convenience. Offered on a NNN lease structure with a 3 year minimum term.

### HIGHLIGHTS:

- Last remaining suite: Suite 107 at +/- 1,650 SF
- Excellent office space
- Off Pleasant Grove Rd (30,000 VPD)
- Easy access to I-49
- Anchor tenants include Starbucks and Chick-fil-A

### OFFERING SUMMARY

Lease Rate:	\$26.50 SF/yr (NNN)
Available SF:	1,650 SF
Lot Size:	6.88 Acres
Building Size:	42,501 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,315	6,140	14,588
Total Population	3,644	16,388	39,916
Average HH Income	\$110,359	\$103,885	\$100,914

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### SALMONSEN GROUP

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

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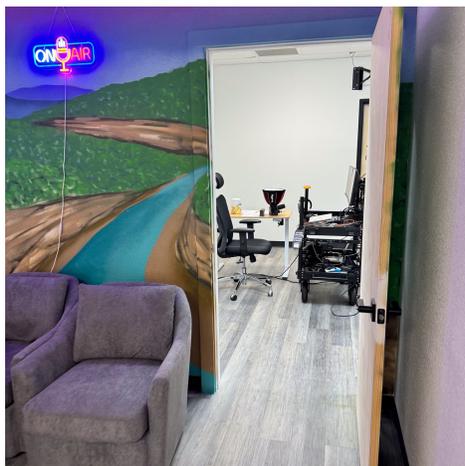
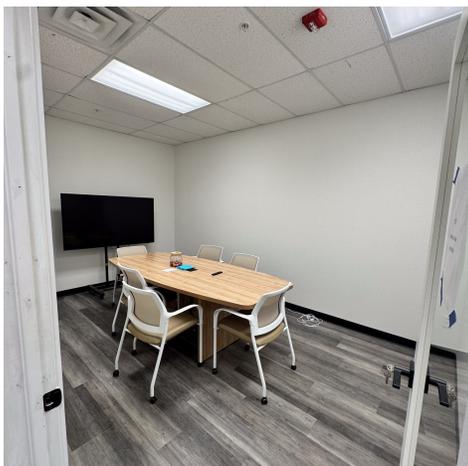
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# SUITE 107 PHOTOS

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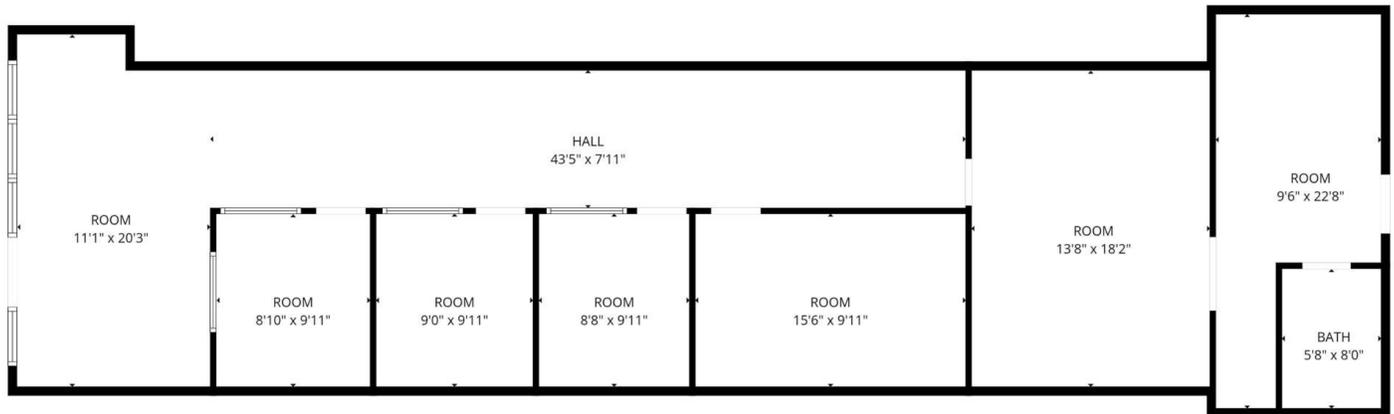
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# SUITE 107 FLOOR PLAN

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## **Suite 107** **+/- 1,650 SF**

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

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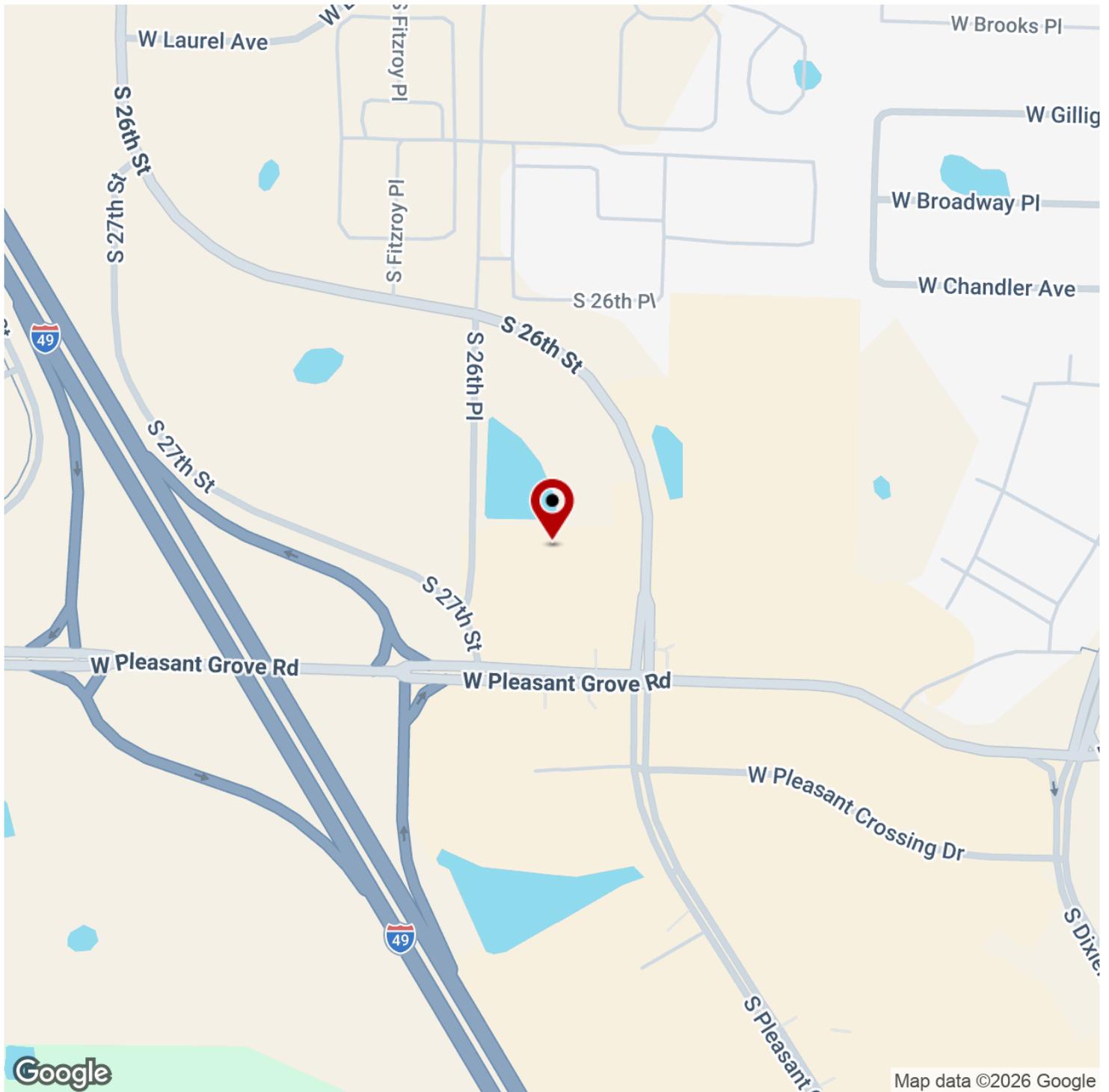
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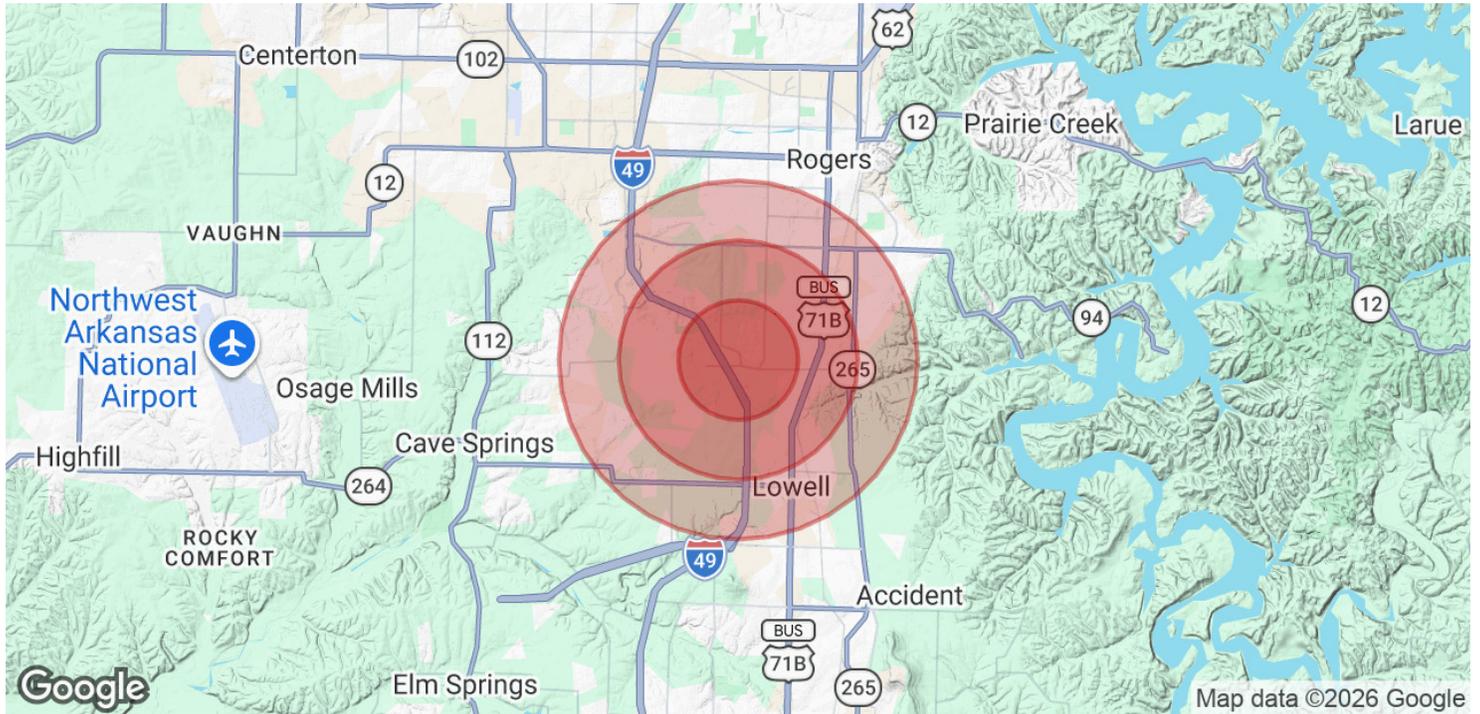
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,644	16,388	39,916
Average Age	33.8	34.1	33.5
Average Age (Male)	33.6	33.6	33.6
Average Age (Female)	33.9	34.9	34.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,315	6,140	14,588
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$110,359	\$103,885	\$100,914
Average House Value	\$242,385	\$230,603	\$226,522

\* Demographic data derived from 2020 ACS - US Census

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