

# +/- 7,000 SF MEDICAL/OFFICE SPACE FOR LEASE

## 101 N 37TH ST

Rogers, AR 72756



### PROPERTY DESCRIPTION

+/- 7,000 SF prime Medical/Office space located just off W Walnut St, one of Rogers' busiest corridors with 28,000 VPD! This property is also conveniently located about 0.7 miles from I-49, which sees approx. 100,000 VPD! Features of this space include: Welcoming reception and waiting area, spacious conference room, 4 restrooms for convenience, private offices for staff or administration, break room, lab space and nurses station, large treatment room, and private exam rooms for patient care. Situated near national retailers like Marshalls, Beall's, 7 Brew Coffee, Chick-fil-A, Raising Cane's, and more, this space offers both high visibility and accessibility. Don't miss out on this premium location for your medical or office needs!

### PROPERTY HIGHLIGHTS

- +/- 7,000 SF Medical Office
- Ample Parking for Guests and Employees
- High Visibility with Prominent Signage Opportunities
- Convenient Access to Major Highways and Thoroughfares
- Multiple Restrooms for Patient Convenience
- Multi Exam Rooms and Private Offices

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### OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	7,010 SF
Lot Size:	0.81 Acres
Building Size:	7,010 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,042	22,295	49,465
Total Population	8,191	56,666	135,135
Average HH Income	\$92,495	\$96,917	\$122,011

### TIMOTHY SALMONSEN

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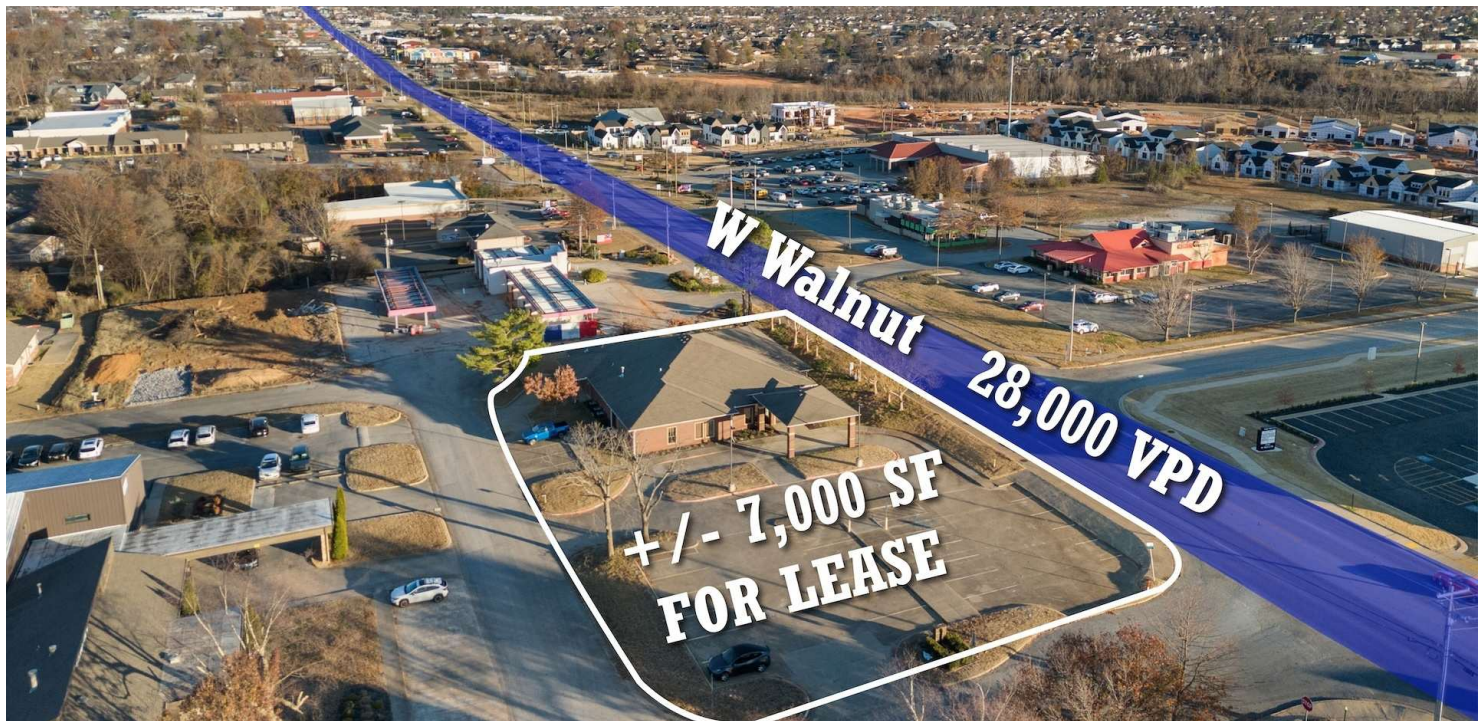
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201 SW 14th St.  
Suite 203  
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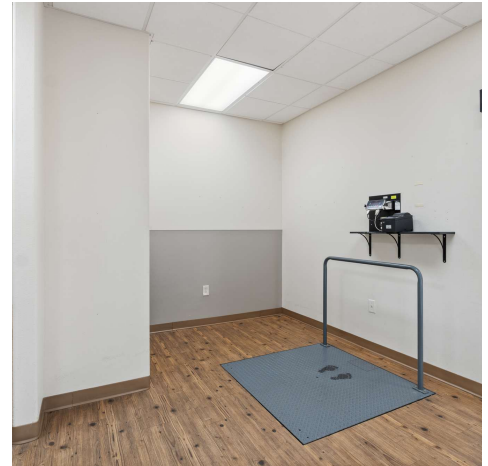
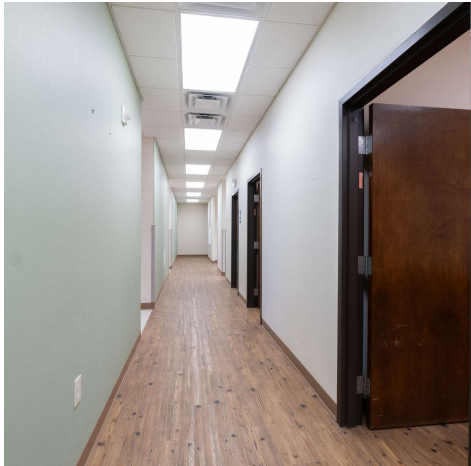
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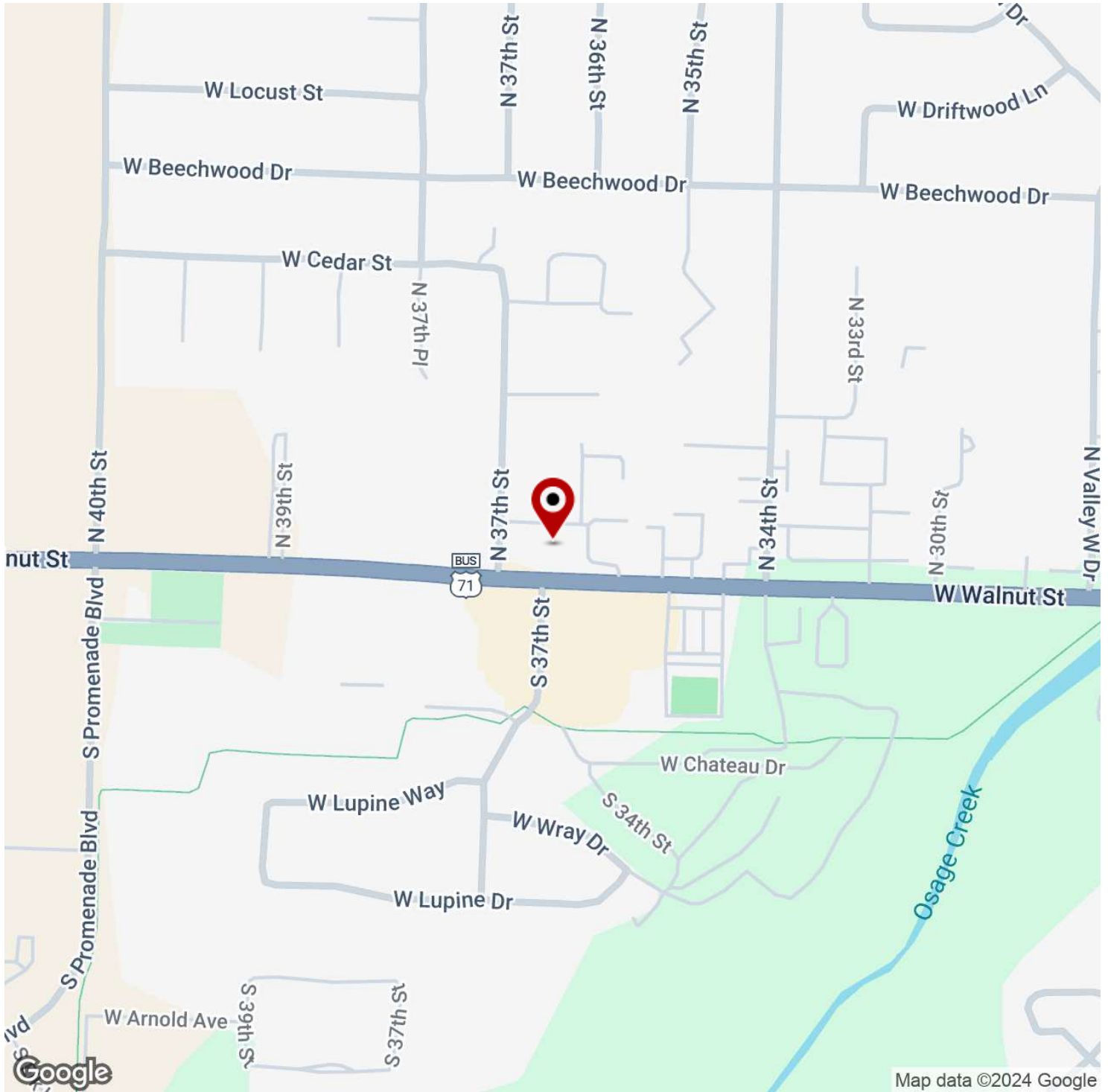
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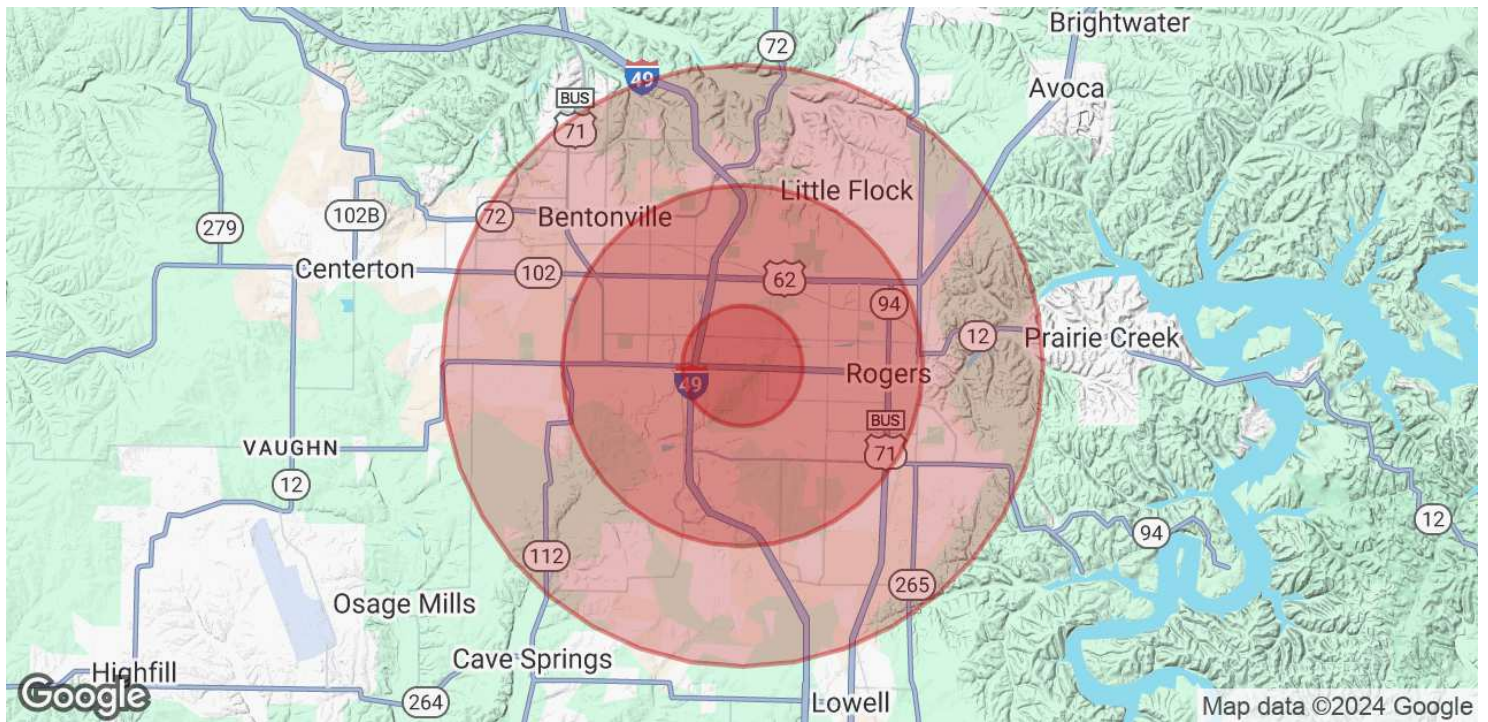
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,191	56,666	135,135
Average Age	39	37	36
Average Age (Male)	37	36	35
Average Age (Female)	40	39	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,042	22,295	49,465
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$92,495	\$96,917	\$122,011
Average House Value	\$256,024	\$313,757	\$361,975

*Demographics data derived from AlphaMap*

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