

**+/- 1,000 TO 10,000 SF OFFICE/FLEX FOR LEASE**



# 2420 SOUTH 8TH STREET

Rogers, AR 72758



## PROPERTY DESCRIPTION

Prime opportunity to grow your business with +/- 1,000 to 10,000 SF of brand new construction office/flex space for lease just off S 8th St in Rogers. Located in a high-traffic area that sees around 24,000 VPD, this space offers excellent visibility for your business. Construction is underway and expected to be ready by March 2026, now is the perfect time to secure your space. Suites include 4 corner suites at 1,000 SF each and 3 suites in the middle at 2,000 SF each. The landlord will include a finished bathroom and HVAC installation in the suite, with additional tenant improvements available and amortized into the lease agreement.

## PROPERTY HIGHLIGHTS

- New Construction Office/Flex Space
- +/- 1,000 to 10,000 SF of Space Available
- Located off S 8th St (24,000 VPD)
- Construction completion in March 2026 - Secure your Space Early
- LL to Deliver each Suite with a Finished Bathroom and HVAC Installed
- Flexible Leasing Options

## OFFERING SUMMARY

Lease Rate:	\$19 - 23 SF/yr (NNN)
Number of Units:	7
Available SF:	1,000 - 10,000 SF
Building Size:	10,000 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,550	17,420	35,023
Total Population	8,089	49,368	98,089
Average HH Income	\$72,902	\$95,374	\$112,617

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: NNN Lease Term: Negotiable  
Total Space: 1,000 - 10,000 SF Lease Rate: \$19 - \$23 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2420 S 8th St Suite 1	Available	1,000 SF	NNN	\$23.00 SF/yr	-
2420 S 8th St Suite 2	Available	1,000 SF	NNN	\$23.00 SF/yr	-
2420 S 8th St Suite 1&2	Available	2,000 SF	NNN	\$23.00 SF/yr	-
2420 S 8th St Suite 3	Available	1,000 SF	NNN	\$23.00 SF/yr	-
2420 S 8th St Suite 4	Available	1,000 SF	NNN	\$23.00 SF/yr	-
2420 S 8th St Suite 5	Available	2,000 SF	NNN	\$19.00 SF/yr	-
2420 S 8th St Suite 6	Available	2,000 SF	NNN	\$19.00 SF/yr	-
2420 S 8th St Suite 5&6	Available	4,000 SF	NNN	\$19.00 SF/yr	-
2420 S 8th St Suite 7	Available	2,000 SF	NNN	\$19.00 SF/yr	-

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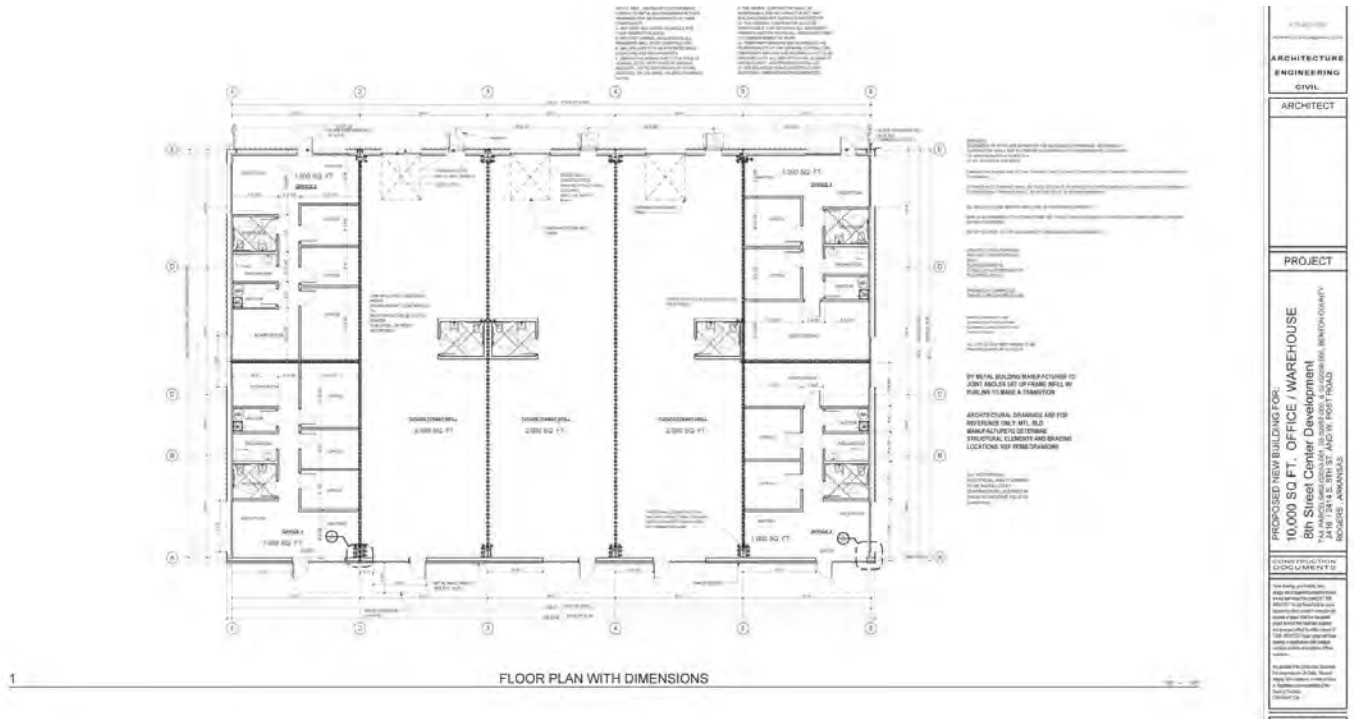
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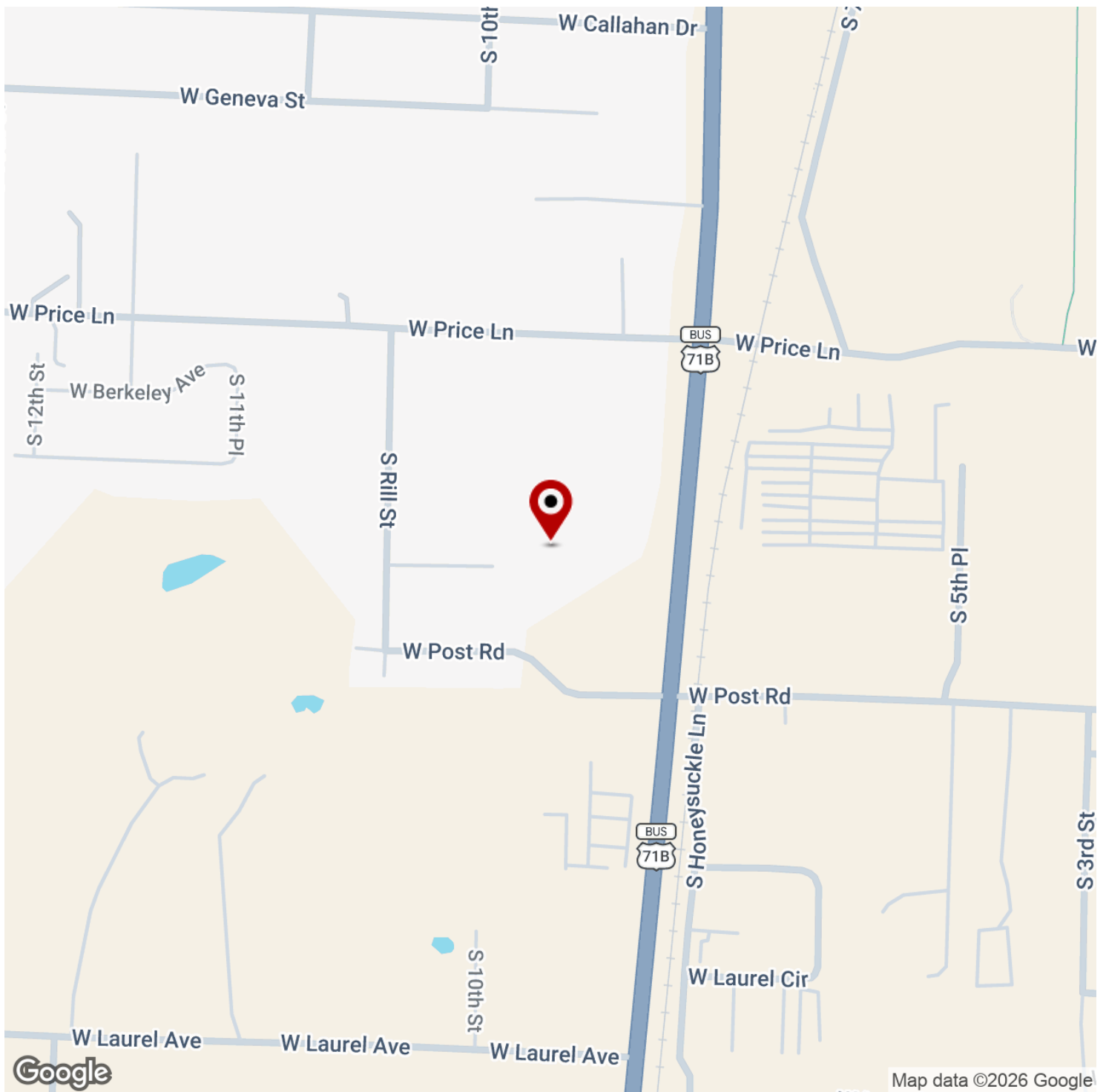
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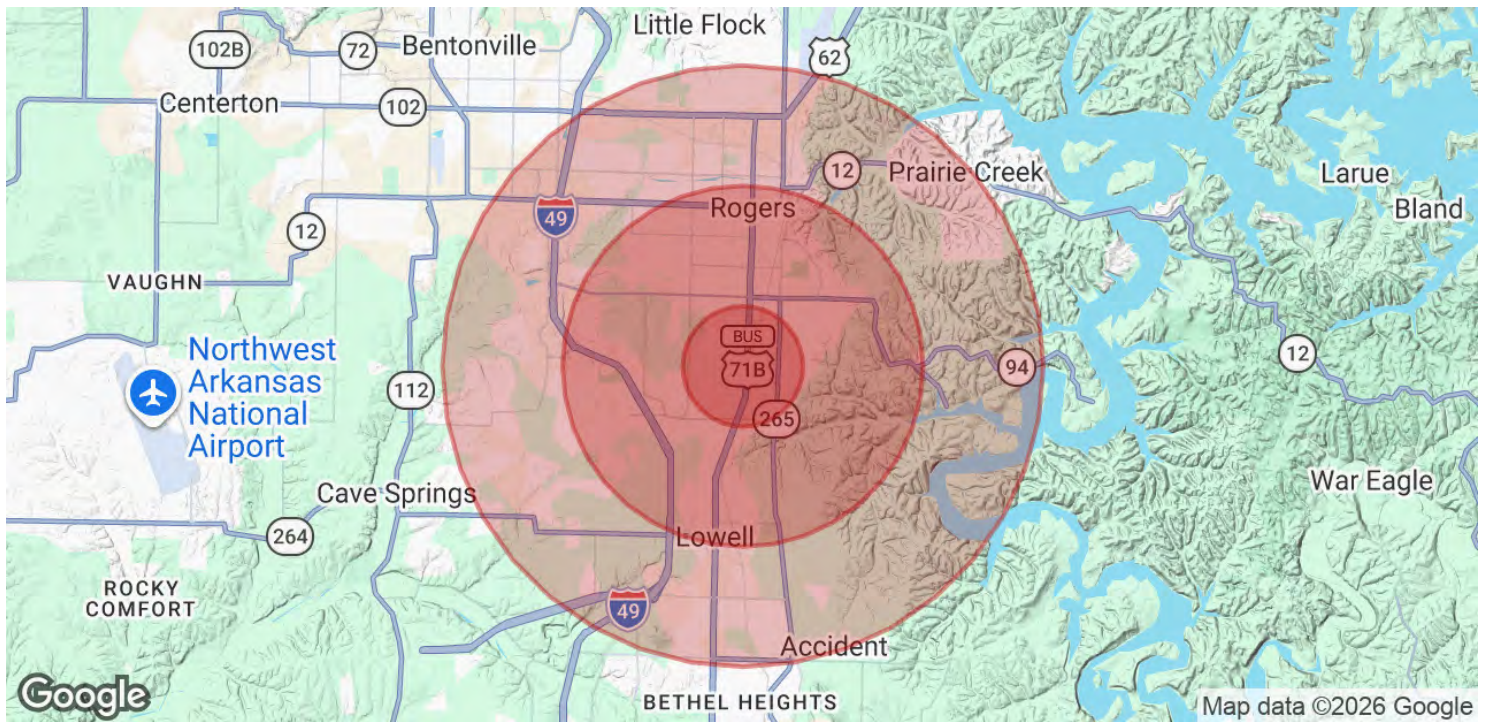
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,089	49,368	98,089
Average Age	34	36	36
Average Age (Male)	32	35	35
Average Age (Female)	35	37	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,550	17,420	35,023
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$72,902	\$95,374	\$112,617
Average House Value	\$241,766	\$284,462	\$331,302

2020 American Community Survey (ACS)

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