

5311 VILLAGE PKWY, ROGERS, ARKANSAS

4,764 SF OFFICE/MEDICAL BLDG FOR LEASE

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SINGLE TENANT BUILDING

This single-tenant office/medical building for lease in Rogers, Arkansas, offers $\pm 4,764$ square feet at \$29.50 PSF NNN, with a negotiable tenant improvement allowance. The building features 10 private offices, 3 bathrooms, and 29 parking spaces, along with a covered patio, making it well-suited for medical, professional, or specialty office users. The property was intentionally constructed with superior noise control, including double-stud interior walls with sound batting, sound-treated ceilings, and baffled air vents to minimize sound transfer between rooms. Located just 0.6 miles from I-49, directly off the intersection of 52nd Street and Village Parkway, and adjacent to the Greenway Trail, the site provides excellent accessibility and visibility in a highly desirable Rogers corridor.

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PROPERTY HIGHLIGHTS

$\pm 4,764$ SF
AVAILABLE

\$29.50 PSF (TI ALLOWANCE NEGOTIABLE)
LEASE RATE

NNN
RENT TYPE

10
PRIVATE OFFICES

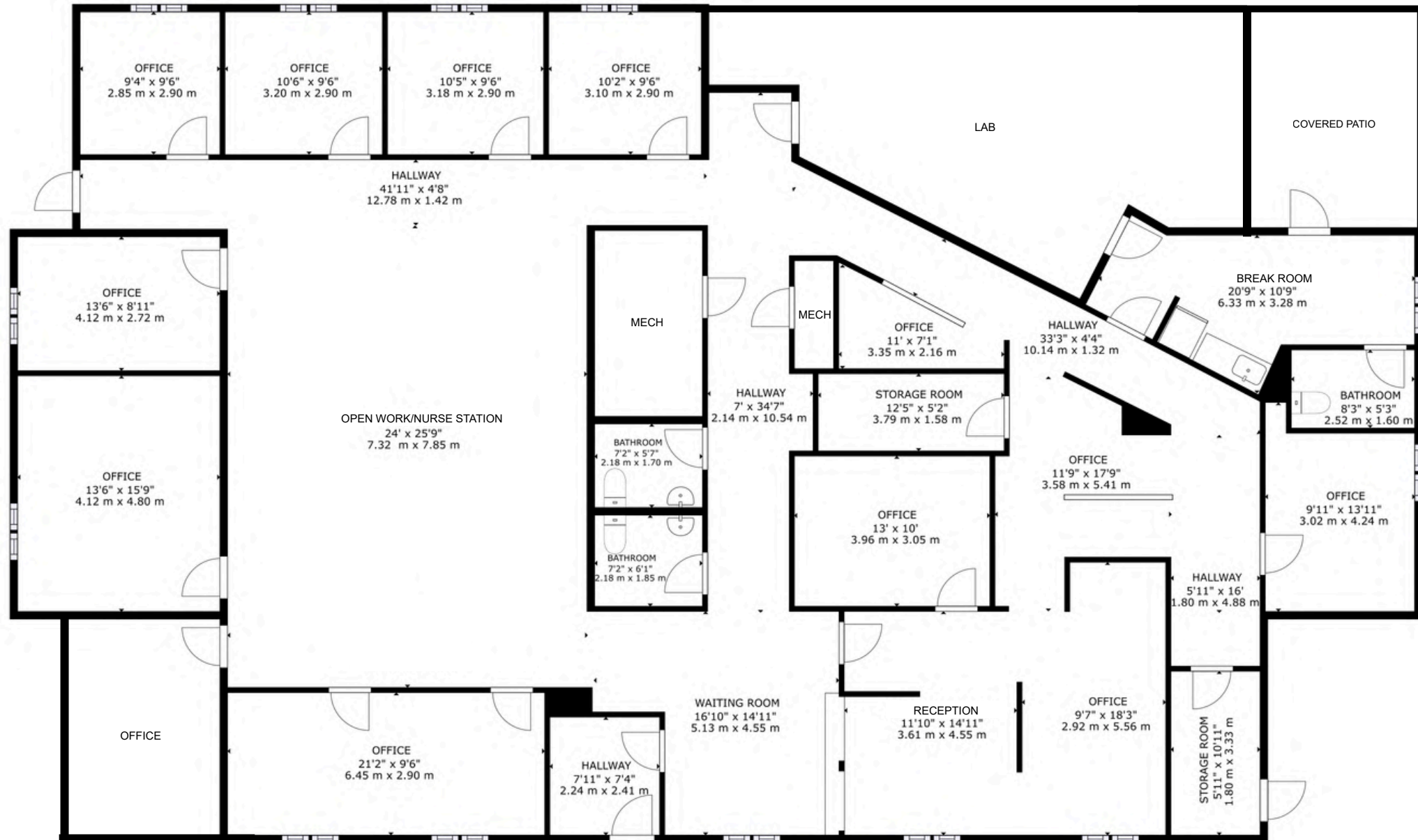
3
BATHROOMS

29 (6.08/1,000)
PARKING SPACES

0.6 MILE DRIVE
DISTANCE FROM I-49

[🔗 VIRTUAL TOUR 🔗](#)

FLOOR PLAN



INTERIOR PHOTOS



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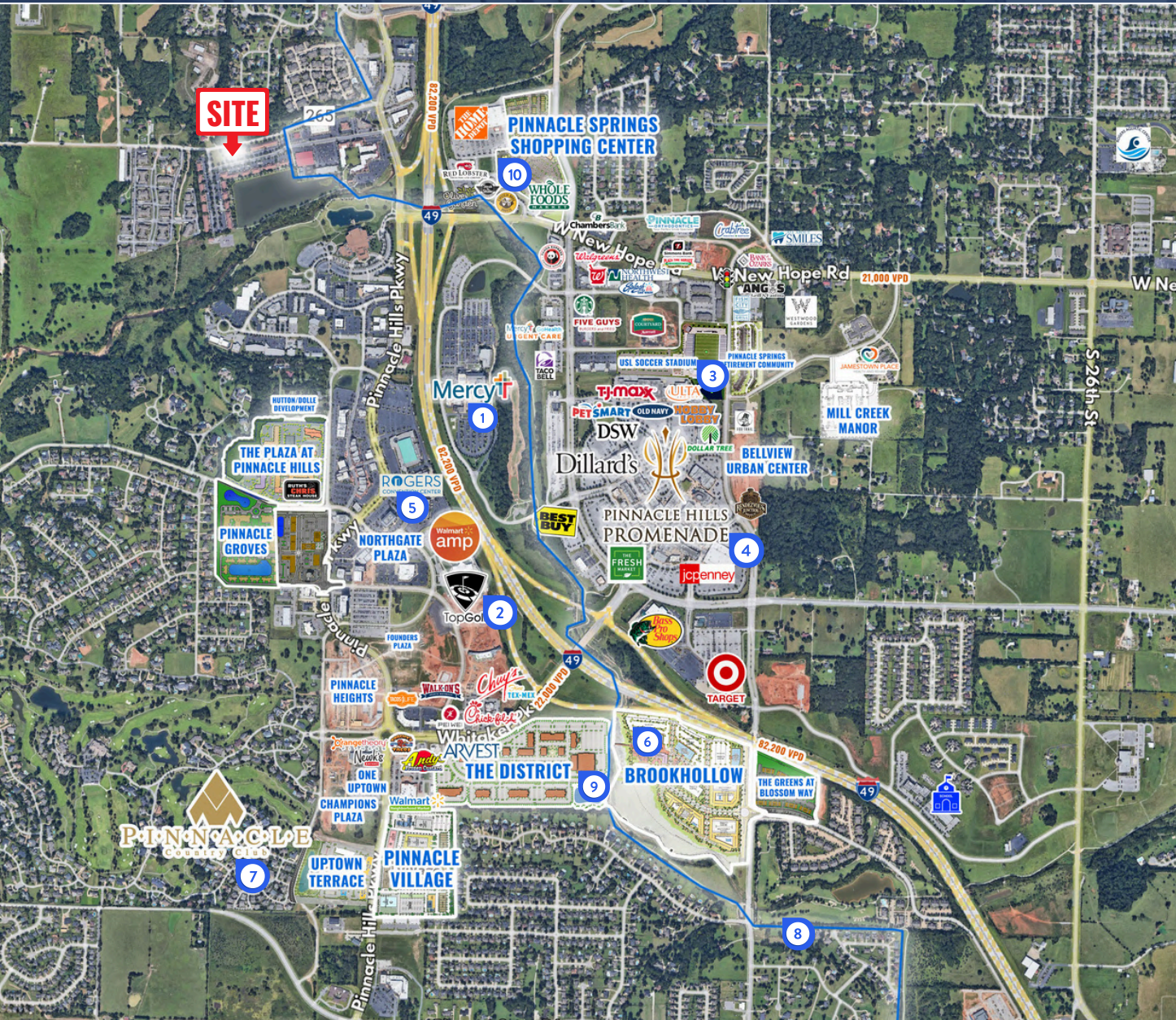
OVERHEAD VIEW



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AERIAL MAP VIEW



1 MERCY HOSPITAL

\$277 million hospital expansion adding 150 additional patient beds, rooms and expanded services to meet the needs of the growing market

2 TOP GOLF

Golf, party, sports bar and restaurant venue along Interstate-49

3 UNITED SOCCER LEAGUE

proposed men's professional soccer league stadium that will also be a venue for concerts and other gatherings

4 PINNACLE HILLS PROMENADE

A premier shopping destination in Northwest Arkansas offering outdoor boutique and national retailers

5 ROGERS CONVENTION CENTER

Number one meeting and event facility in Northwest Arkansas offering expansive and versatile space for events of all sizes and anchored by Embassy Suites

6 MULTIMILLION DOLLAR DEVELOPMENTS

Totaling more than \$450 million and growing, the Pinnacle Hills / Uptown submarket of Rogers is surrounded by new office, retail and mixed-use developments either completed, planned or under construction within the past 18 months

7 PINNACLE HILLS COUNTRY CLUB

Home to many senior-level executives and professional service providers with an average of \$260k of annual median net worth income and estate-sized homes.

8 RAZORBACK GREENWAY TRAIL SYSTEM

Accessibility to more than 450 miles of dirt and paved trails spanning from Bella Vista to Fayetteville

9 THE DISTRICT

A 368-acre mixed-use development including office, retail, outdoor plaza, apartments, parking deck and hotel

10 PINNACLE SPRINGS SHOPPING CENTER

A 80,498-square-foot mixed-use development anchored by Whole Foods with two planned phases including townhomes, parking garage, retail and office buildings

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SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

5311 W Village Pkwy, Rogers, Arkansas, 72758

Ring of 3 miles

KEY FACTS

53,911

Population



21,312

Households

34.8

Median Age

\$84,491

Median Disposable Income

EDUCATION

4.7%

No High School Diploma



22.2%

High School Graduate



20.8%

Some College/
Associate's Degree



52.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$105,126

Median Household Income



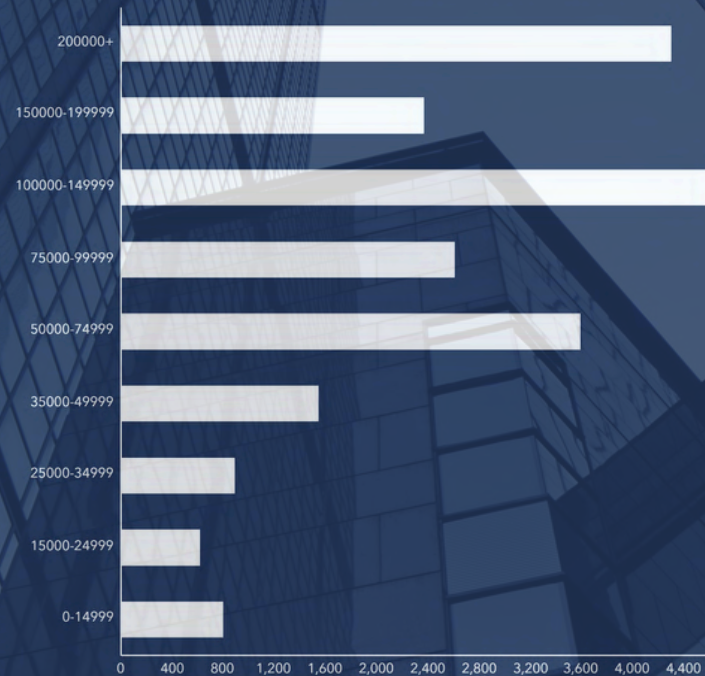
\$55,263

Per Capita Income

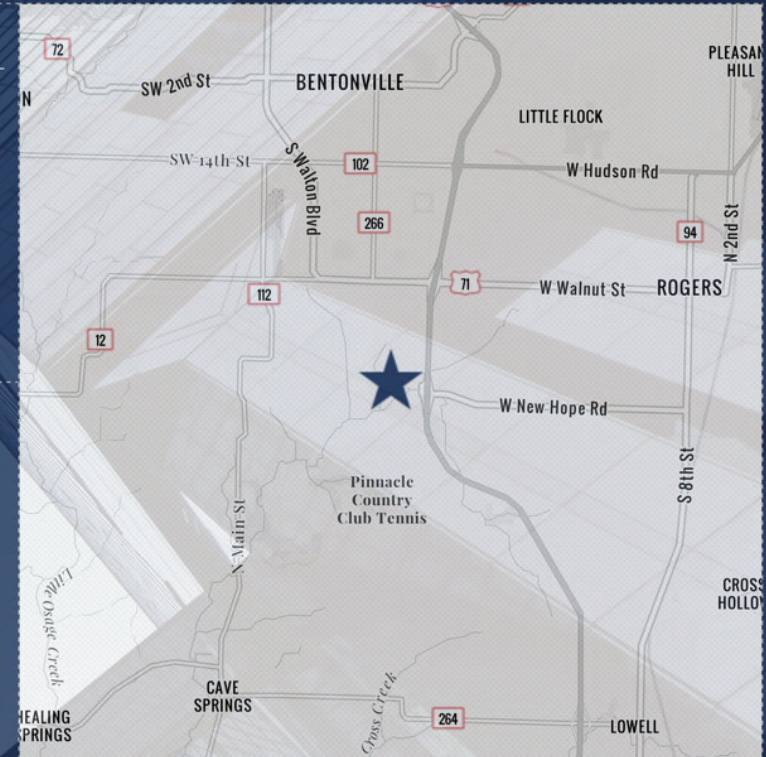


\$197,614

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



72.3%

White Collar



18.5%

Blue Collar



11.1%

Services

3.1%

Unemployment Rate

CONTACT US



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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



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August Wendt serves as an Office Specialist at Focus Commercial Real Estate, supporting Tenant and Landlord representation across Northwest Arkansas's office market. With a focus on market research, client service, and deal coordination, he helps clients navigate the leasing process with confidence and clarity. Known for his attention to detail and proactive approach, August stays attuned to market trends to deliver strategic, well-informed solutions that align with his clients' business goals.





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