



FOR SALE | LAND AVAILABLE

MEDICAL BUILDING
808 S 52ND STREET | ROGERS, AR



**CUSHMAN &
WAKEFIELD**



THE OFFERING

808 S 52ND ST | ROGERS, AR

Offering Price:	\$20,000,000
Site Area:	6.04 ± Acres
Potential Leaseback:	2 years at \$20.00/SF NNN
Building Size:	56,482 SF
Zoning:	C-2
Additional Land Available:	2.3 ± AC at \$2,000,000 (\$20.00/SF) 2.0 ± AC at \$1,750,000 (\$18.00/SF)

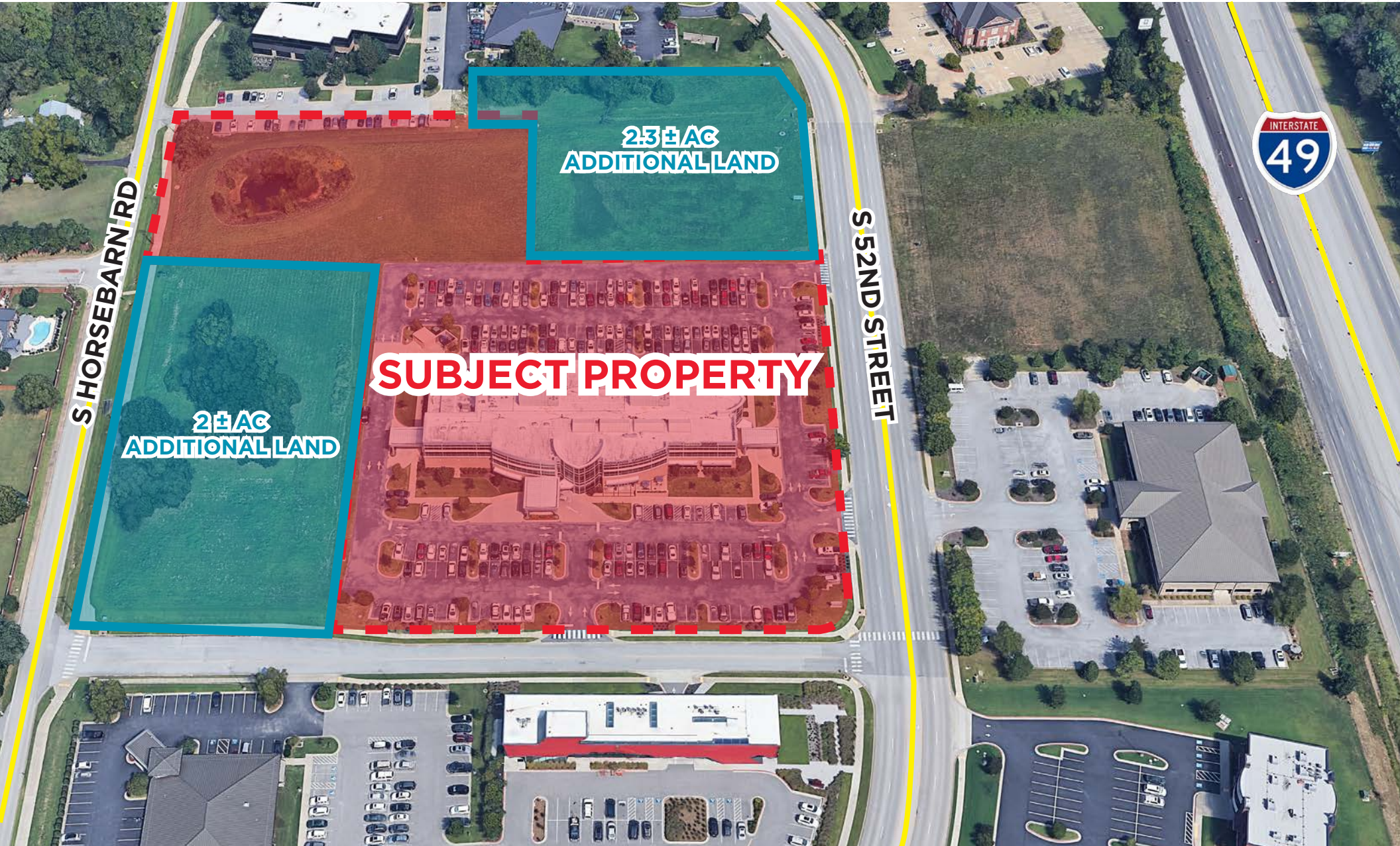
PROPERTY FEATURES

- Premier medical facility and clinic space located in the heart of Rogers/Bentonville
- Current owner will leaseback for a period of approximately 2 years at a total value of \$2,000,000
 - Additionally, owner desires to lease back approximately 10,000 SF on the first floor for a longer period of time. Term, lease rate and subsequent effect on purchase price all negotiable.
- Multiple patient drop-offs and drive thrus
- State of the art medical space
- Easy access to I-49
- Close proximity to Pinnacle Hills Promenade, Numerous Medical Facilities, TopGolf, Mercy Hospital, and NW Health Bentonville



SITE PLAN

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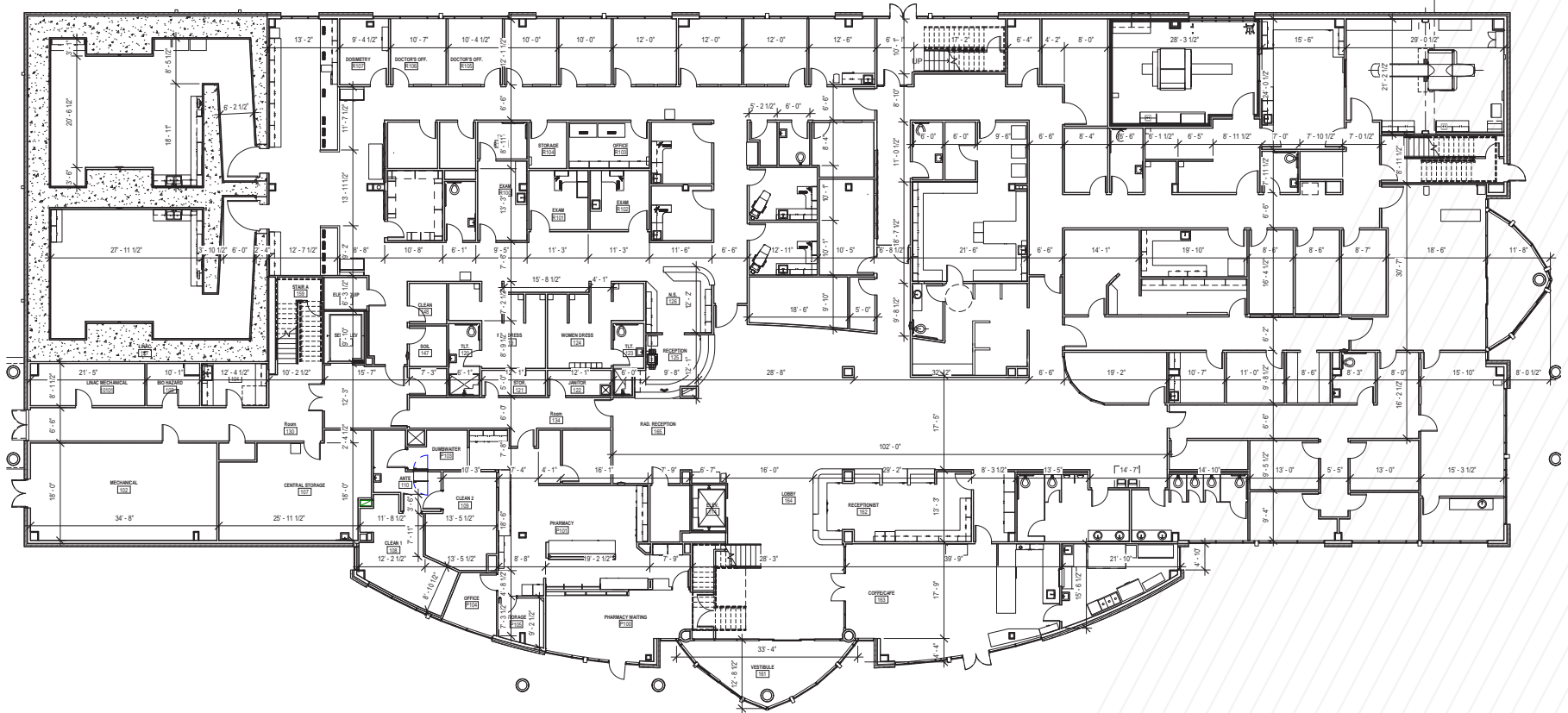
INTERIOR PHOTOS

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1ST FLOOR PLAN

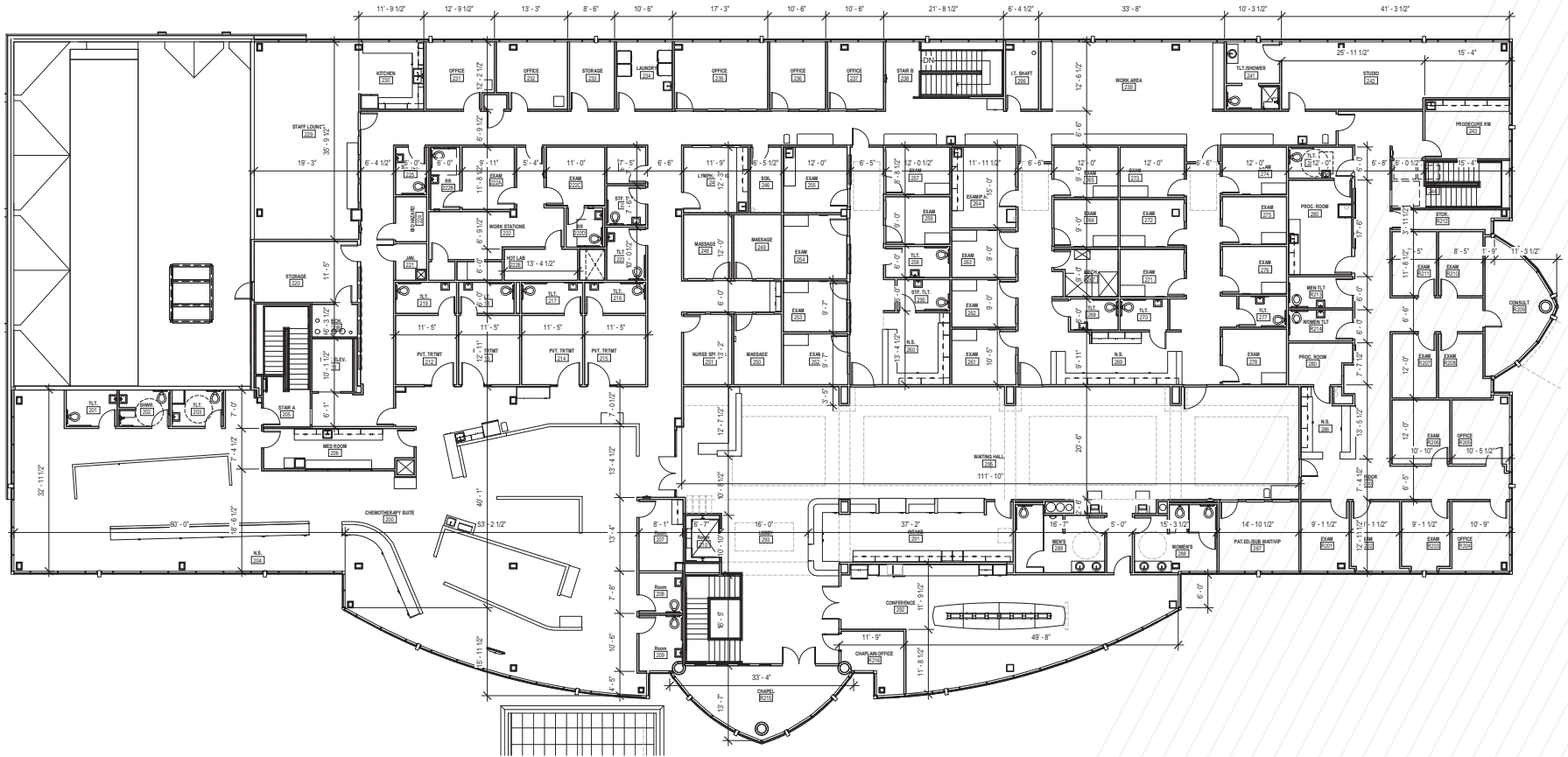
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① 1ST FLOOR PLAN - OVERALL
3/32" = 1'-0"

2ND FLOOR PLAN

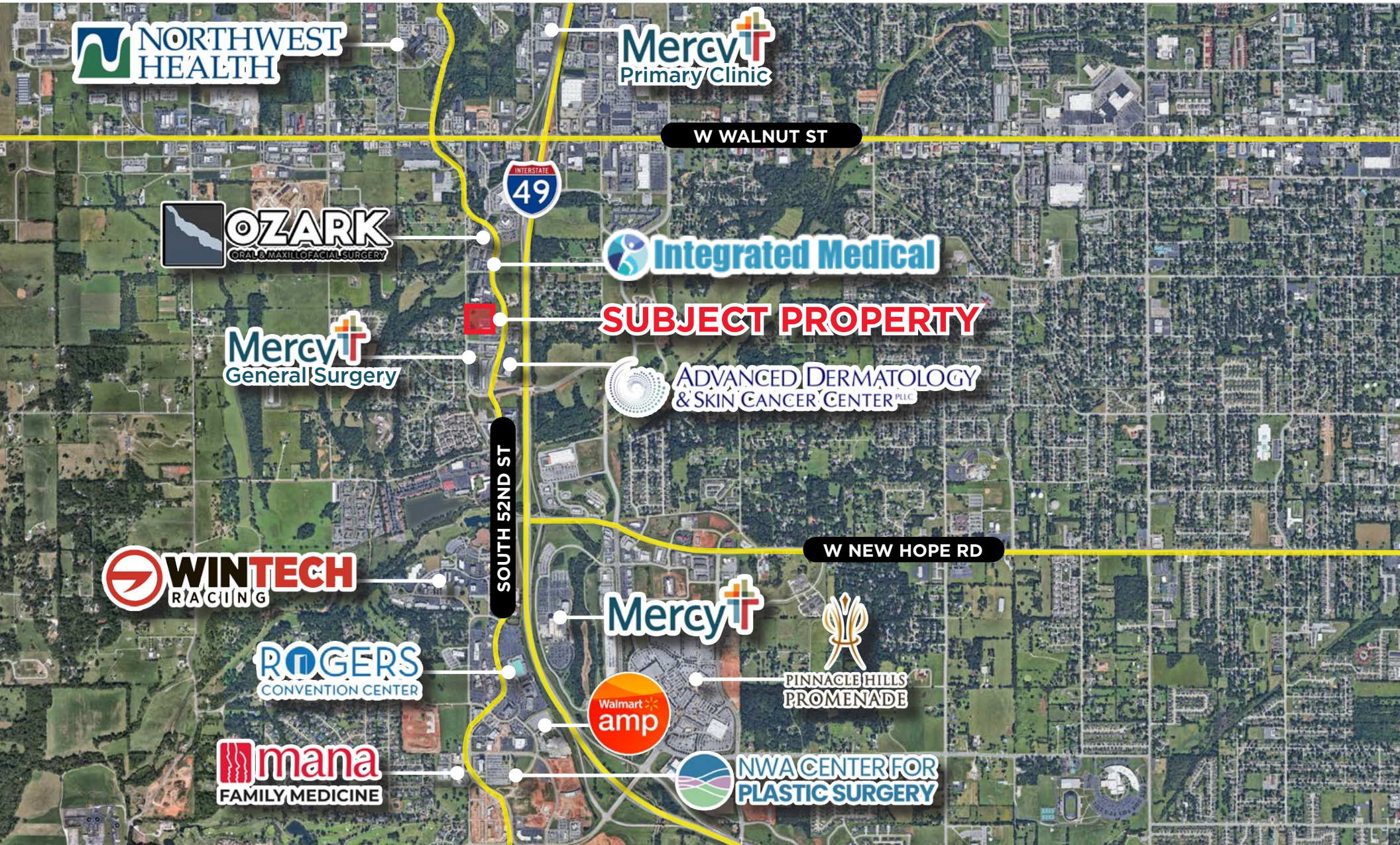
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① 2ND FLOOR - OVERALL
3/32" = 1'-0"

AERIAL

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FOR MORE INFORMATION, CONTACT:



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