

# PRIME RETAIL FOR LEASE

1,647 – 5,888 Sq Ft Available Now  
719 W Walnut St, Rogers, AR 72756



BONUS TI Allowance Available | 25,000+ Daily Traffic Counts | Drive-Up Parking | High Visibility | Two (2) Points of Access

## LEASE RATE:

**\$22 - 23 / RSF / Year NNN**

**David Buttecali**

Brokerage | Principal

david@andorarealestate.com | (281) 731-8000

**Skylar Buttecali**

Brokerage | Associate

skylar@andorarealestate.com | (479) 579-8363



**(479) 367-3106**

andorarealestate.com

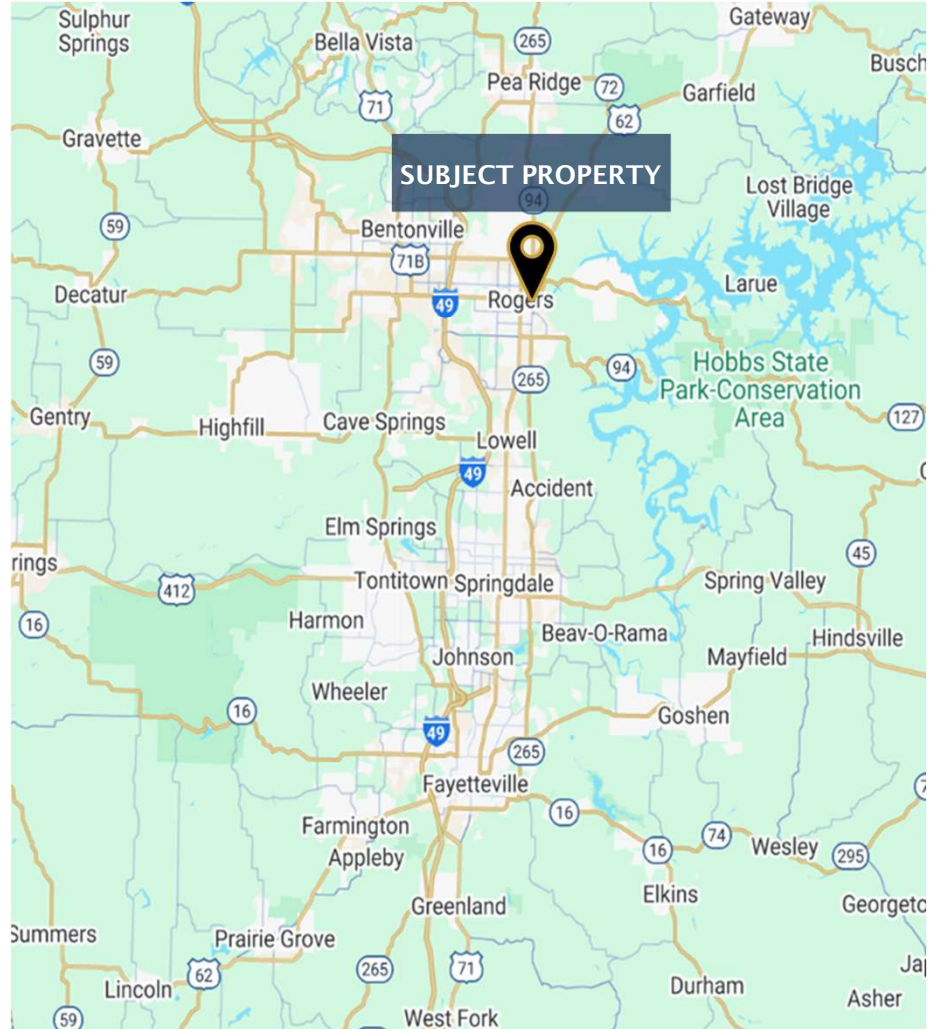
# PROPERTY SUMMARY

**FOR LEASE** | 719 W Walnut St, Rogers, AR 72756

PROPERTY DETAILS	
<b>Pricing:</b>	<b>\$22 - 23 / RSF / Year</b>
Address:	719 W Walnut St, Rogers, AR 72756
APN:	02-01140-000
County:	Benton
Lot Size:	+/- 2.19 Acres
Min Contiguous:	+/- 1,647 RSF
Max Contiguous:	+/- 5,888 RSF
Construction:	Insulated metal clad building
Year Built / Renovated:	1952 / 2024
Current Occupancy:	62%
Power:	3-Phase (120/240v, 400-amp)
Utilities:	Natural gas; City water & sewer
Signage:	Storefront and pylon
Parking:	106 paved spaces (3.17 ratio)
Lease Type <sup>(1)</sup> :	Triple Net (NNN)
Lease Term:	3 - 5 Years
<b>BONUS TI Allowance<sup>(2)</sup>:</b>	<b>\$15 / RSF</b>

(1) In addition to base rent, Tenant is responsible for their pro-rata share of property taxes, insurance and common area maintenance (CAM) which is estimated to be \$2.65 / SF / Yr based on 2024 actual billings.

(2) Bonus TI Allowance available for qualified Tenants at the Landlord's discretion.



**David Buttecali**  
Brokerage | Principal  
david@andorarealestate.com | (281) 731-8000

**Skylar Buttecali**  
Brokerage | Associate  
skylar@andorarealestate.com | (479) 579-8363



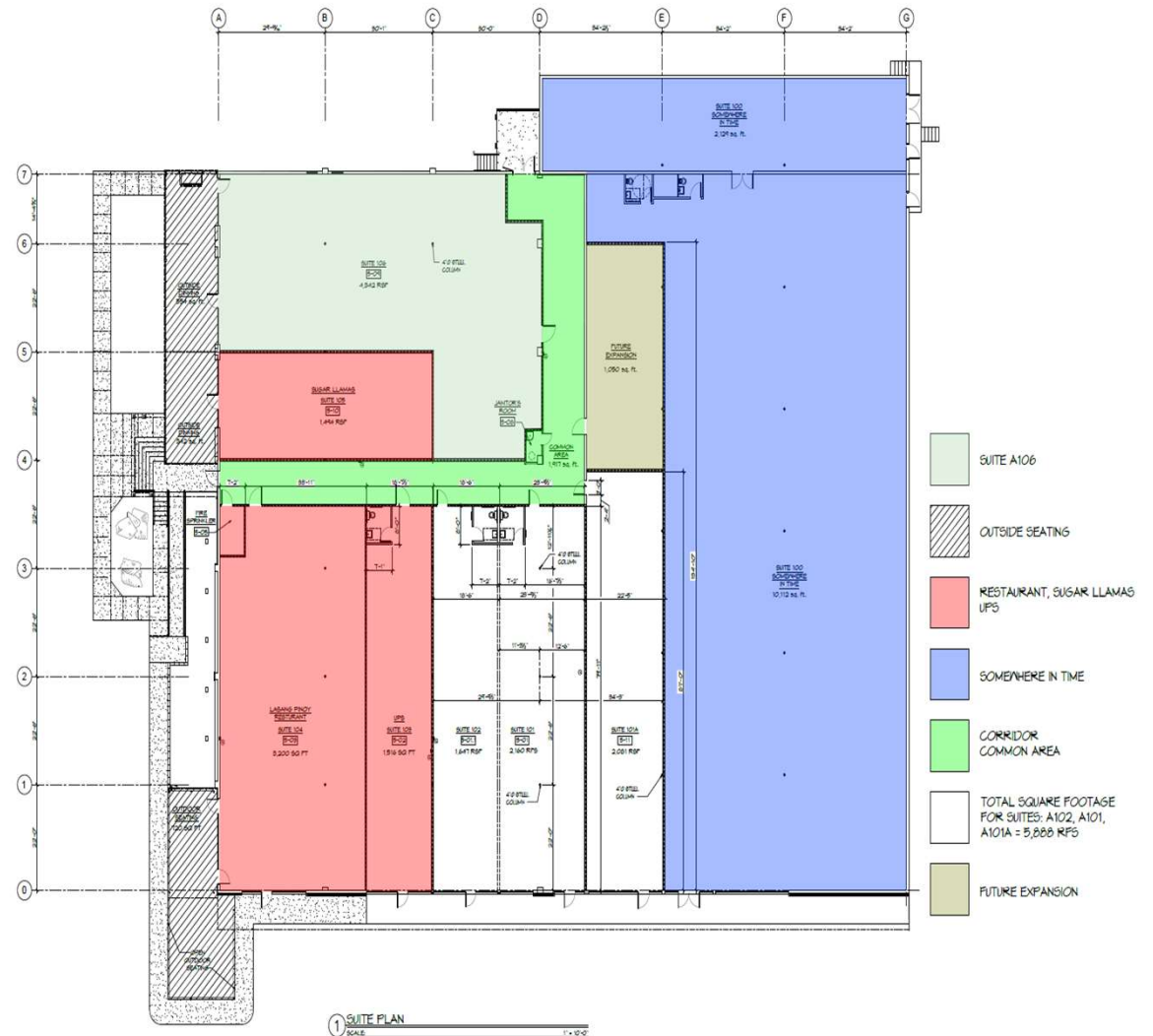
The information has been secured from sources we believe to be reliable, but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or location are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

# AVAILABILITY SUMMARY

**FOR LEASE** | 719 W Walnut St, Rogers, AR 72756

Suite	Status	Rentable SF <sup>(1)</sup>	Base Rent
100	Leased	10,112	N/A
101 (A)	Available	2,081	\$22 / RSF
101	Available	2,160	\$22 / RSF
102	Available	1,647	\$22 / RSF
103	Leased	1,683	N/A
104	Leased	3,552	N/A
105 <sup>(2)</sup>	Leased	1,494	N/A
106 <sup>(2)</sup>	Available	4,388	\$23 / RSF
Basement	Available	2,129	Negotiable

- (1) Rentable Square Footage (RSF) is defined as the total useable square footage of the subject suite plus Tenant's pro-rata share of the common area corridor.
- (2) Suite 105 and 106 each include a covered outdoor patio area, as shown on the photos on the following page.



**David Buttecali**

Brokerage | Principal

david@andorarealestate.com | (281) 731-8000

**Skylar Buttecali**

Brokerage | Associate

skylar@andorarealestate.com | (479) 579-8363





# SPACE DELIVERY SUMMARY

**FOR LEASE** | 719 W Walnut St, Rogers, AR 72756

Item	Landlord Delivery to Tenant upon Move-In
Demising Walls	Unfinished, insulated, taped & floated walls demising the Leased Premises
Plumbing	Plumbing stub-outs for two restrooms, which include a maximum of 2 toilets/urinals plus 1 sink each. No fixtures included
HVAC	One (1) or two (2) 5-tonne rooftop package HVAC units to provide basic air conditioning and heat to the Leased Premises without interior ductwork
Electrical	120/240v, 400-amp electric single panel service to the suite. Limited number of electrical conduit runs inside demising walls for future outlets and switches. Standard 3-Phase power available
Utilities	Natural gas and water/sewer connections to the suite
Grease Mgmt	Grease line installed but grease trap not included
Storefront	Metal framed standard glass fronts with two 36" glass inset commercial metal framed entrance door



**David Buttecali**

Brokerage | Principal

david@andorarealestate.com | (281) 731-8000

**Skylar Buttecali**

Brokerage | Associate

skylar@andorarealestate.com | (479) 579-8363

The information has been secured from sources we believe to be reliable, but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or location are approximate. Buyer must verify all information and bears all risk for any inaccuracies.





# LOCATION SUMMARY

**FOR LEASE** | 719 W Walnut St, Rogers, AR 72756



**David Buttecali**

Brokerage | Principal

david@andorarealestate.com | (281) 731-8000

**Skylar Buttecali**

Brokerage | Associate

skylar@andorarealestate.com | (479) 579-8363



The information has been secured from sources we believe to be reliable, but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or location are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

# TRAFFIC & POPULATION SUMMARY

**FOR LEASE** | 719 W Walnut St, Rogers, AR 72756

## Traffic Data

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S 8th St (Hwy 71)	W Poplar St S	25,167	2021	0.14 mi
W Poplar St	S 7th St W	5,055	2021	0.20 mi
N 8th St	Rozell St N	16,078	2022	0.26 mi
W Walnut St	S 3rd St E	13,671	2021	0.31 mi
W Walnut St	N 11th St E	22,818	2022	0.33 mi
W Poplar St	S 11th St E	3,800	2020	0.34 mi

## Population Data

Metric	2 miles	5 miles	10 miles
2020 Population	30,434	88,900	223,520
2024 Population	31,127	95,391	245,423
2029 Population Projection	36,270	111,924	287,321
Annual Growth 2020-2024	0.60%	1.80%	2.50%
Annual Growth 2024-2029	3.30%	3.50%	3.40%
Median Age	35.5	35.9	35.6
Avg Household Income	\$81,975	\$82,868	\$90,919
Median Household Income	\$65,184	\$59,996	\$62,723

**David Buttecali**

Brokerage | Principal

david@andorarealestate.com | (281) 731-8000

**Skylar Buttecali**

Brokerage | Associate

skylar@andorarealestate.com | (479) 579-8363



The information has been secured from sources we believe to be reliable, but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or location are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



# EXCLUSIVELY LISTED BY

---

## DAVID BUTTECALI

Brokerage | Principal

(281) 731-8000

[david@andorarealestate.com](mailto:david@andorarealestate.com)

TX 0585203, AR

PB00089485

## SKYLAR BUTTECALI

Brokerage | Associate

(479) 579-8363

[skylar@andorarealestate.com](mailto:skylar@andorarealestate.com)

TX 740908, AR SA00092711



(479) 367-3106

### CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Andora Real Estate and it should not be made available to any other person or entity without the written consent of Andora Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Andora Real Estate.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Andora Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Andora Real Estate has not verified, and will not verify, any of the information contained herein, nor has Andora Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.