

507 W MONROE AVE, LOWELL, AR

MEDICAL OFFICE SPACE FOR LEASE

PYLON SIGNAGE

COREY FUHRMAN
OFFICE/MEDICAL SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
5512 W WALSH LN, 201, ROGERS
479.254.7000
INFO@FOCUSCREGROUP.COM



EXECUTIVE SUMMARY

This rare, move-in-ready medical office building in Lowell offers a turnkey opportunity for healthcare users seeking a central, high-visibility location. The space is fully built out with seven exam rooms, an X-ray room, and a dedicated procedure room, allowing a practice to open quickly with minimal additional investment.

Located directly off I-49 and adjacent to the J.B. Hunt campus, the property provides convenient access for patients and staff. The site benefits from strong exposure along W Monroe Avenue and features large pylon signage, enhancing brand presence. With its functional medical layout and excellent accessibility, this property is well suited for a variety of medical and healthcare uses.

507 W MONROE AVE, LOWELL, AR

PROPERTY HIGHLIGHTS

AVAILABILITY

1,275 — 6,600 SF

SPACE A: 1,275 SF (RIGHT SIDE)

SPACE B: 5,325 SF (LEFT SIDE)

ENTIRE BUILDING: 6,600 SF

ASKING RENT

SPACE A: \$29.00 PSF, NNN

SPACE B: \$26.00 PSF, NNN

ENTIRE BUILDING: \$26.00 PSF, NNN

TRAFFIC COUNTS

W MONROE AVE: 26,000 VPD

I-49: 79,000 VPD

LOCATION

DIRECTLY OFF I-49

ADJACENT TO J.B. HUNT CAMPUS

SIGNAGE

LARGE PYLON

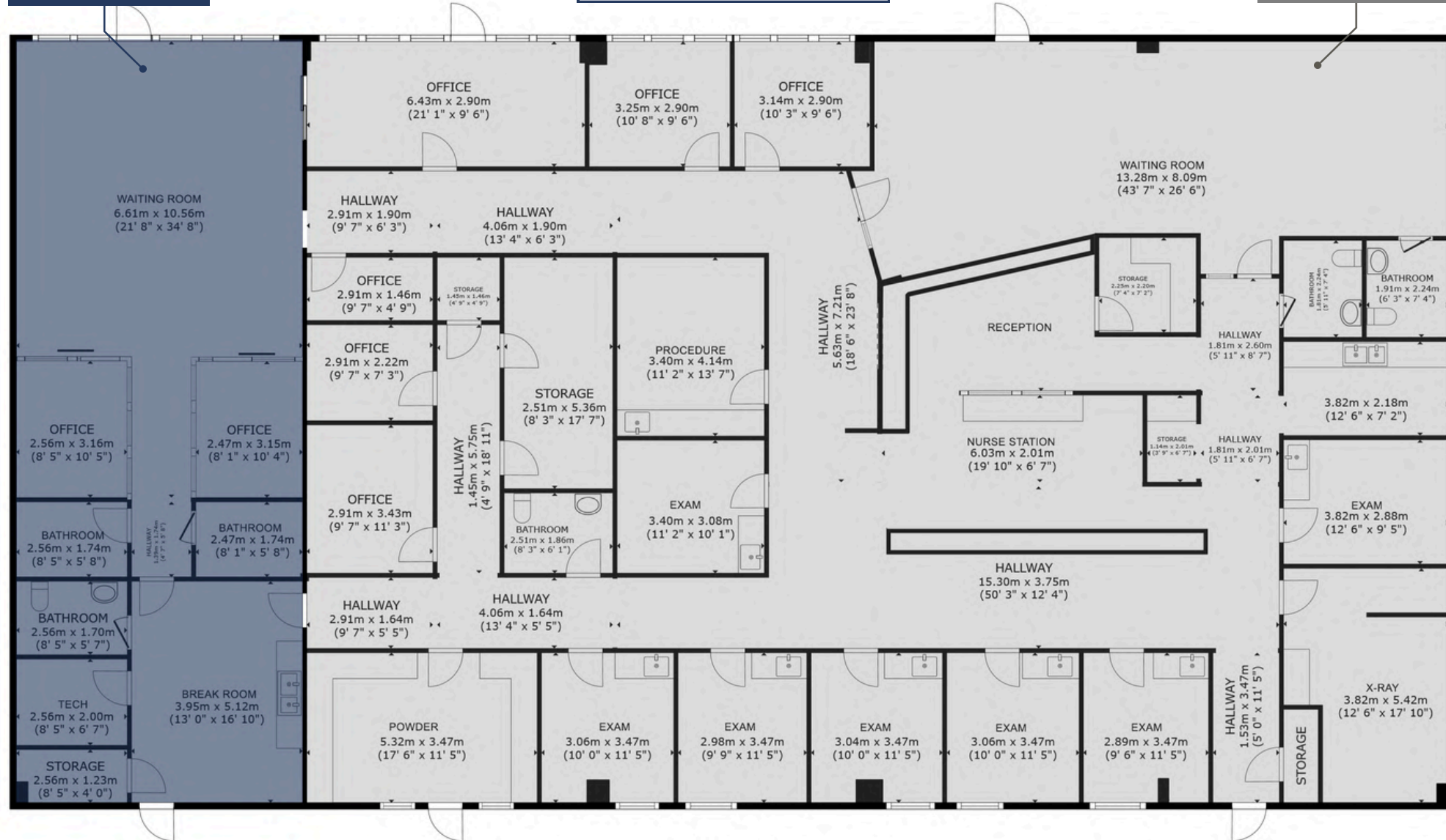
[🔗 VIRTUAL TOUR 🔗](#)

FLOOR PLAN

SUITE A: 1,275 SF

A + B COMBINED: 6,600 SF

SUITE B: 5,325 SF



INTERIOR PHOTOS



507 W MONROE AVE, LOWELL, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL VIEW



507 W MONROE AVE, LOWELL, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL VIEW



507 W MONROE AVE, LOWELL, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL VIEW



507 W MONROE AVE, LOWELL, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL MAP VIEW



INTERSTATE-49

0.2 MILES 1 MIN

71-B

0.6 MILES 3 MIN

J.B. HUNT

0.3 MILES 1 MIN

HWY 264

2.4 MILES 6 MIN

507 W MONROE AVE, LOWELL, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

507 W Monroe Ave, Lowell, Arkansas, 72745 2

Ring of 3 miles

KEY FACTS

31,332

Population



11,049

Households

34.0

Median Age

\$89,965

Median Disposable Income

EDUCATION

8.5%

No High School Diploma



26.0%

High School Graduate



22.9%

Some College/
Associate's Degree



42.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$111,181

Median Household Income



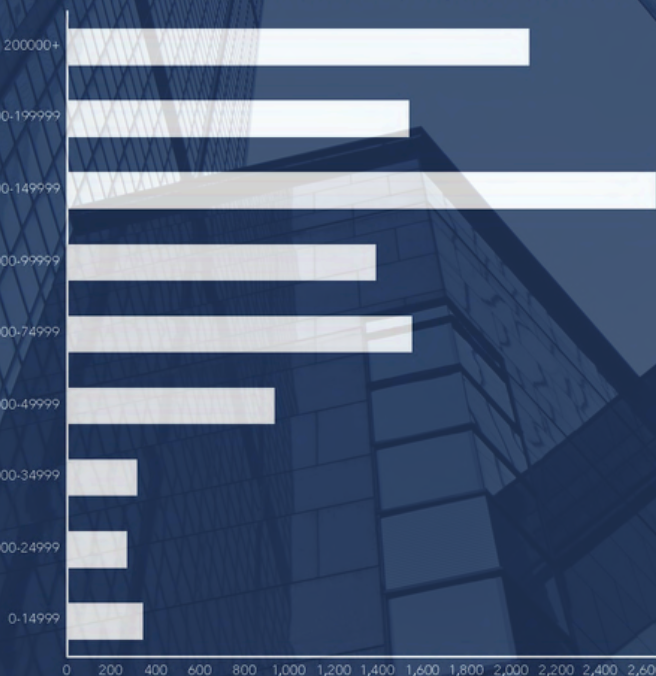
\$49,007

Per Capita Income

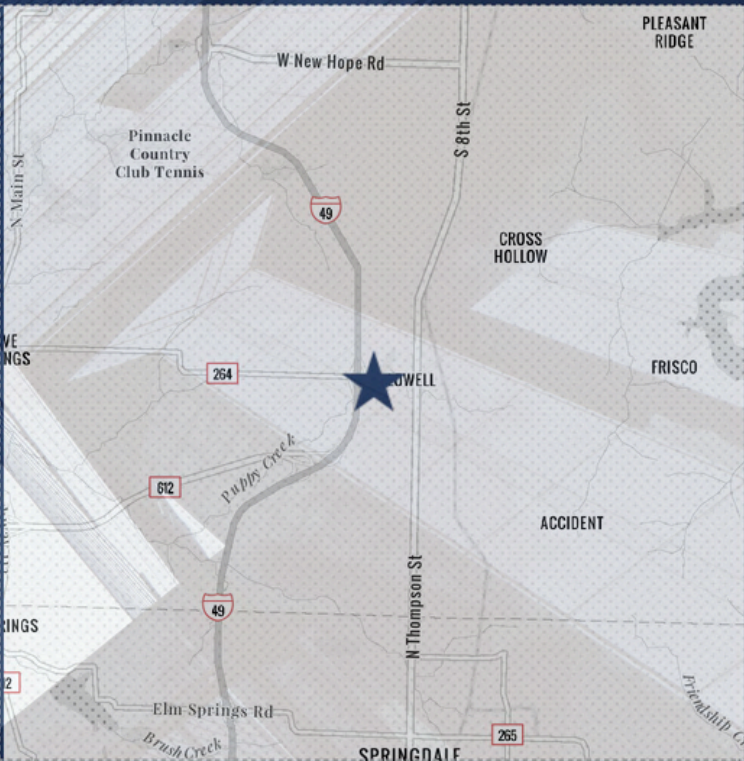


\$336,510

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



66.8%

White Collar



24.2%

Blue Collar



12.5%

Services

1.4%

Unemployment Rate

CONTACT US



COREY FUHRMAN

OFFICE/MEDICAL SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

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.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



507 W MONROE AVE, LOWELL, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM



FOCUS

COMMERCIAL REAL ESTATE

WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM