

**+/- 2,792 SF OF OFFICE SPACE FOR LEASE**



# 1102-1108 WEST POPLAR PLACE

Rogers, AR 72756



## PROPERTY DESCRIPTION

+/- 4,682 SF of office space now available for lease in Rogers, AR! This well maintained and recently remodeled space features a welcoming reception area, multiple private offices (some big enough to be used as conference rooms or open workspace areas), a storage closet, a sink and cabinet space, and a separate kitchenette. The property is conveniently located just 2 minutes from the Walmart Neighborhood Market and 6 minutes from the Walmart Supercenter, only 1 minute from the N 8th St intersection, and just 3 minutes from downtown Rogers, making it highly accessible for both clients and employees. In addition to rent, tenant will be responsible for \$100/mo for CAM/Trash as well as their own electric and water in their name.

## PROPERTY HIGHLIGHTS

- +/- 4,682 SF of Office Space
- Well-Maintained Space - Functional and Comfortable for Various Business Types
- Convenient Location - 2 Minutes from Walmart Neighborhood Market, 3 Minutes from Downtown
- MG Lease Structure - 2 Year Minimum Term

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN; MG)
Available SF:	1,890 - 2,792 SF
Building Size:	2,792 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,550	19,948	36,543
Total Population	9,334	56,284	98,218
Average HH Income	\$72,495	\$84,896	\$102,488

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## SALMONSEN GROUP

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## OFFICE FOR LEASE

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### LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	1,890 - 2,792 SF	Lease Rate:	\$15.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1102 W Place	Available	1,890 SF	NNN	\$15.00 SF/yr	-
1106-1108 W Poplar	Available	2,792 SF	Modified Gross	\$15.00 SF/yr	-

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## +/- 1,890 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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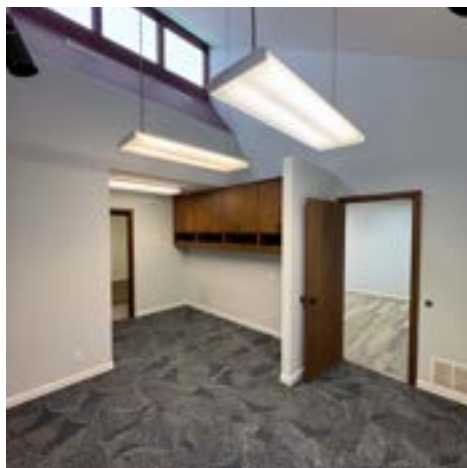
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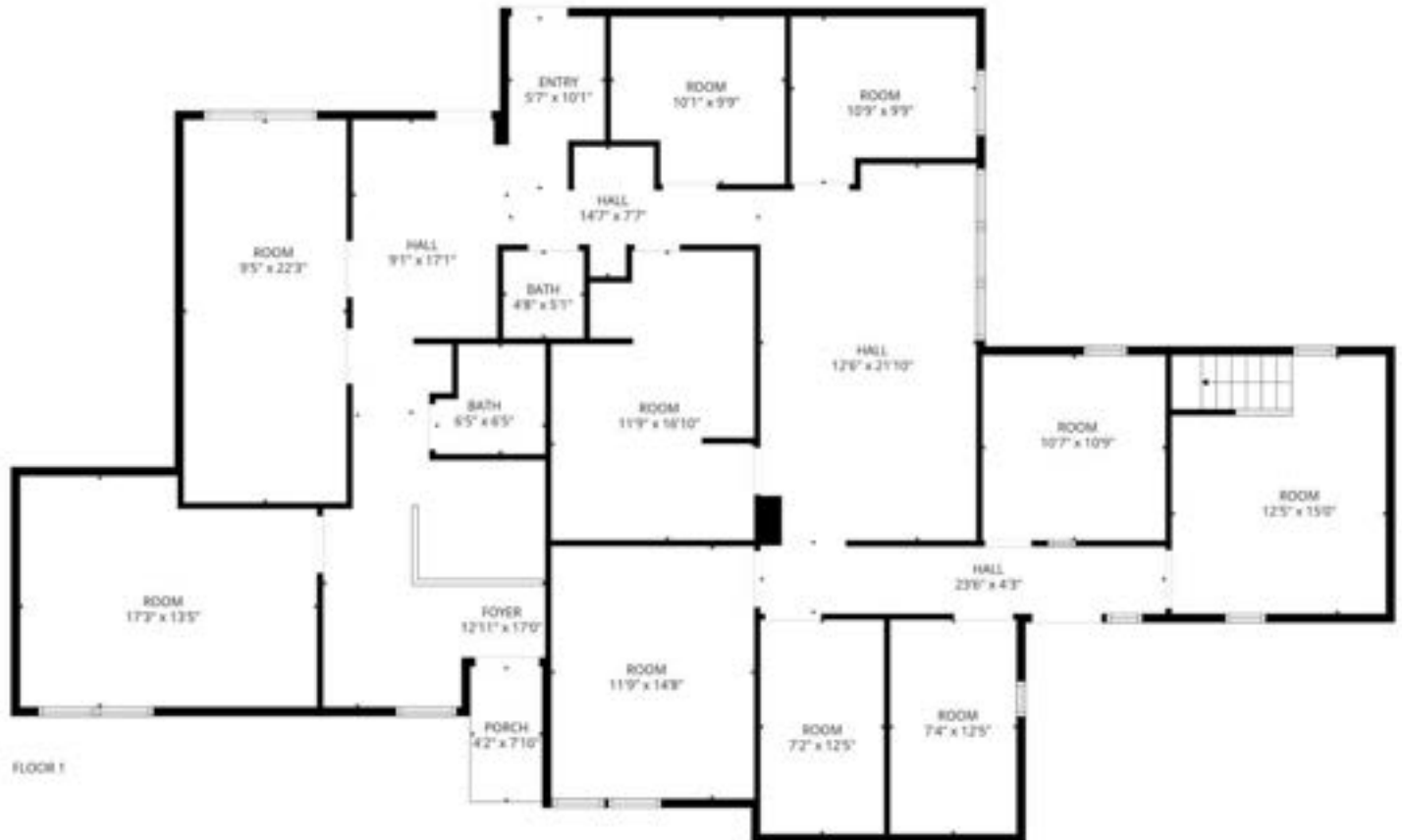
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# 1106-1108 WEST POPLAR PLACE

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## 1106-1108: +/- 2,792 SF

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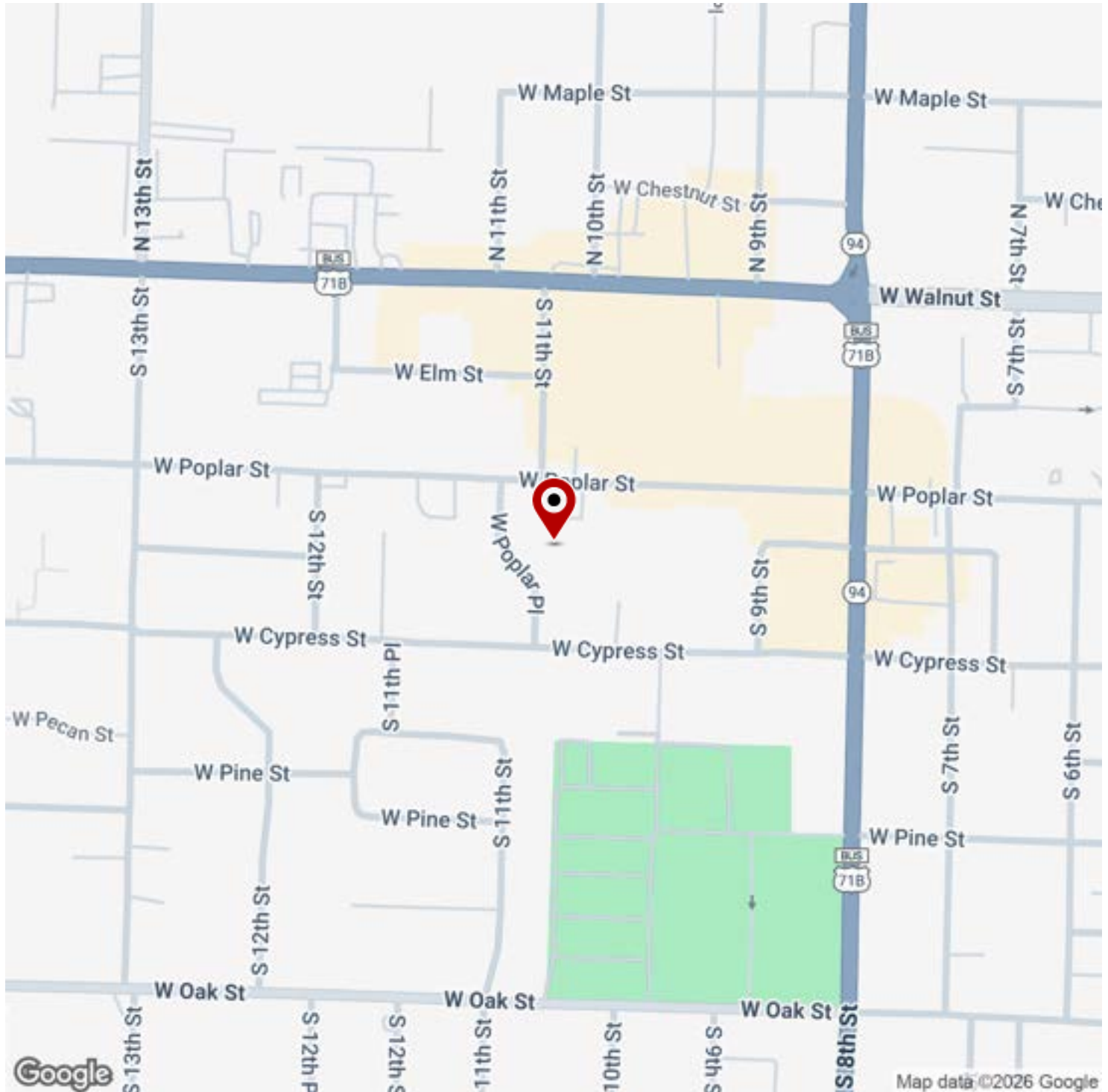
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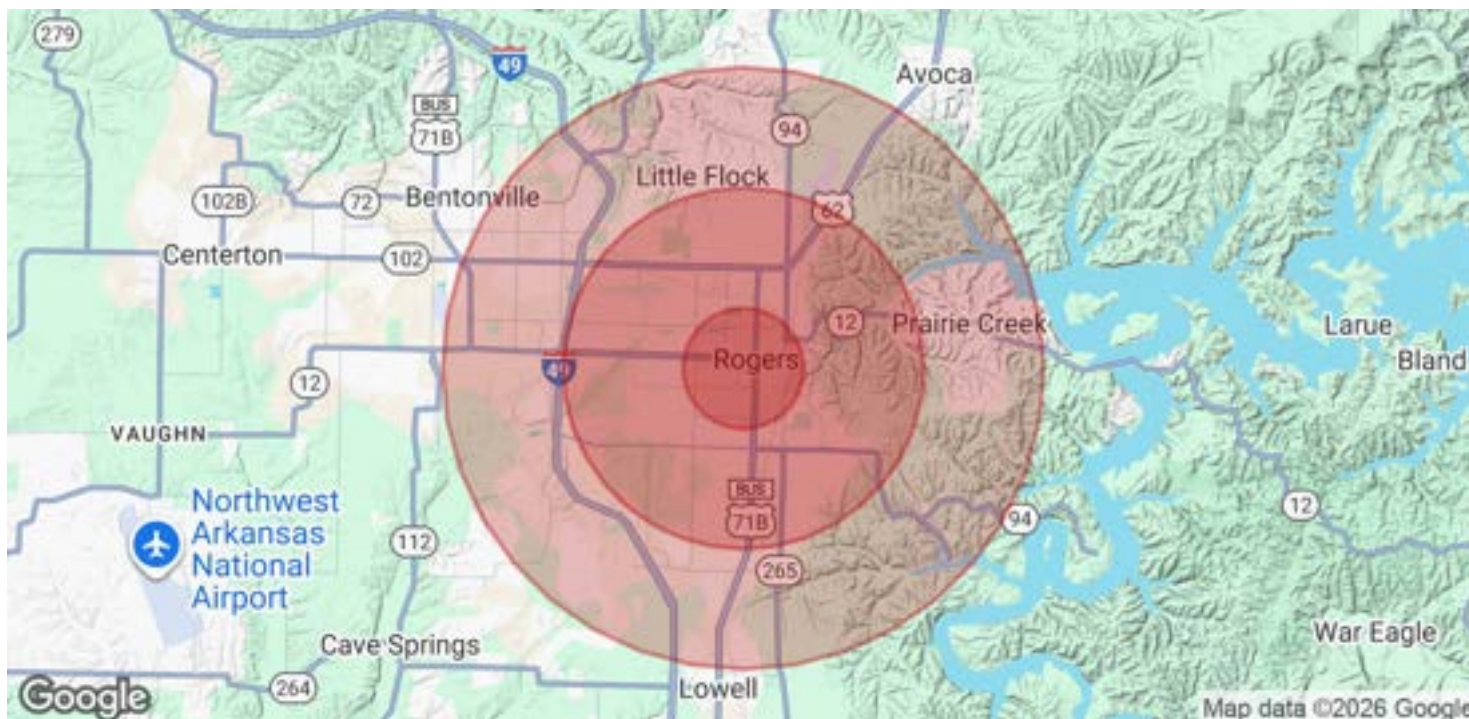


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,334	56,284	98,218
Average Age	38	37	37
Average Age (Male)	36	35	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,550	19,948	36,543
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$72,495	\$84,896	\$102,488
Average House Value	\$237,707	\$258,584	\$321,432

*Demographics data derived from AlphaMap*

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