



1338-1362 SLACK ST, PEA RIDGE, AR

OFFICE/FLEX SPACE FOR LEASE

TYLER GURGANUS
RETAIL SPECIALIST
479.721.2427
TYLER@FOCUSCREGROUP.COM



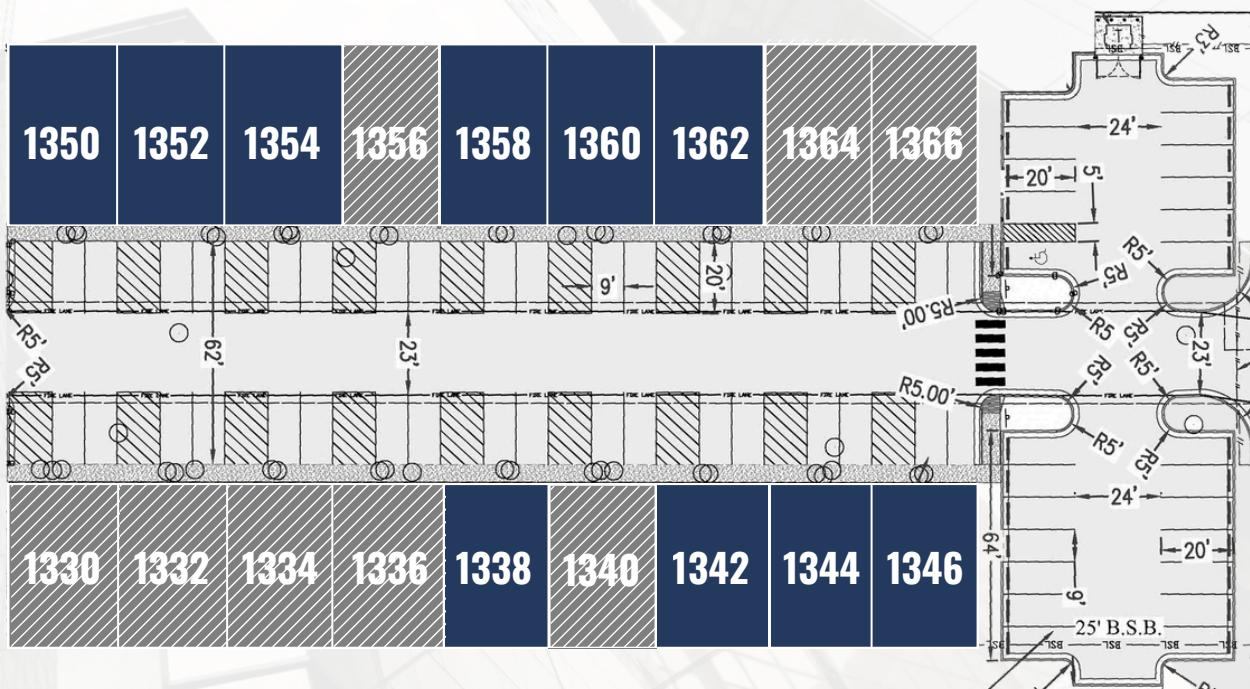
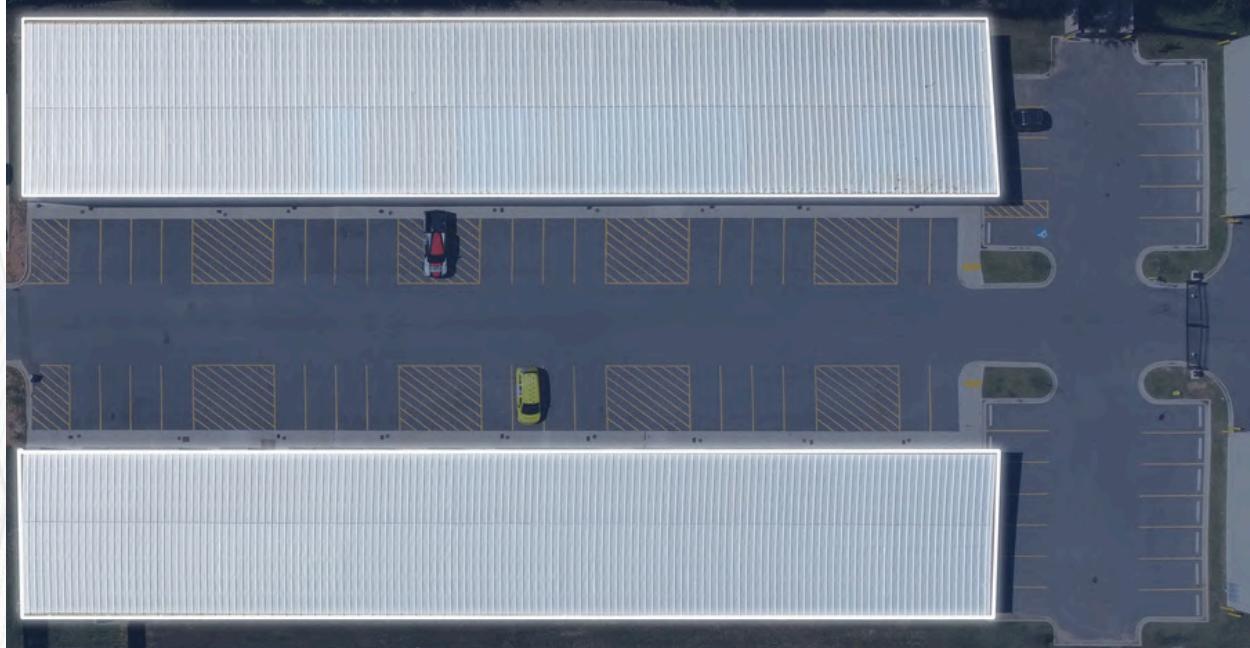
FOCUS CRE
5512 W WALSH LN, 201, ROGERS
479.254.7000
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EXECUTIVE SUMMARY

Available right off Slack Street, these versatile office and flex/warehouse suites offer functionality and convenience. Each unit features a 14' overhead door, private entrance, restroom, and utility closet, with layouts approximately 75% warehouse and 25% office. Tenants can select the suite size that best fits their needs, with 9 vacant units across two buildings separated by a shared parking lot and driveway. Ideally located just a half-mile from the new Walmart Supercenter currently under construction, this property sits in a rapidly growing area with excellent accessibility and visibility.

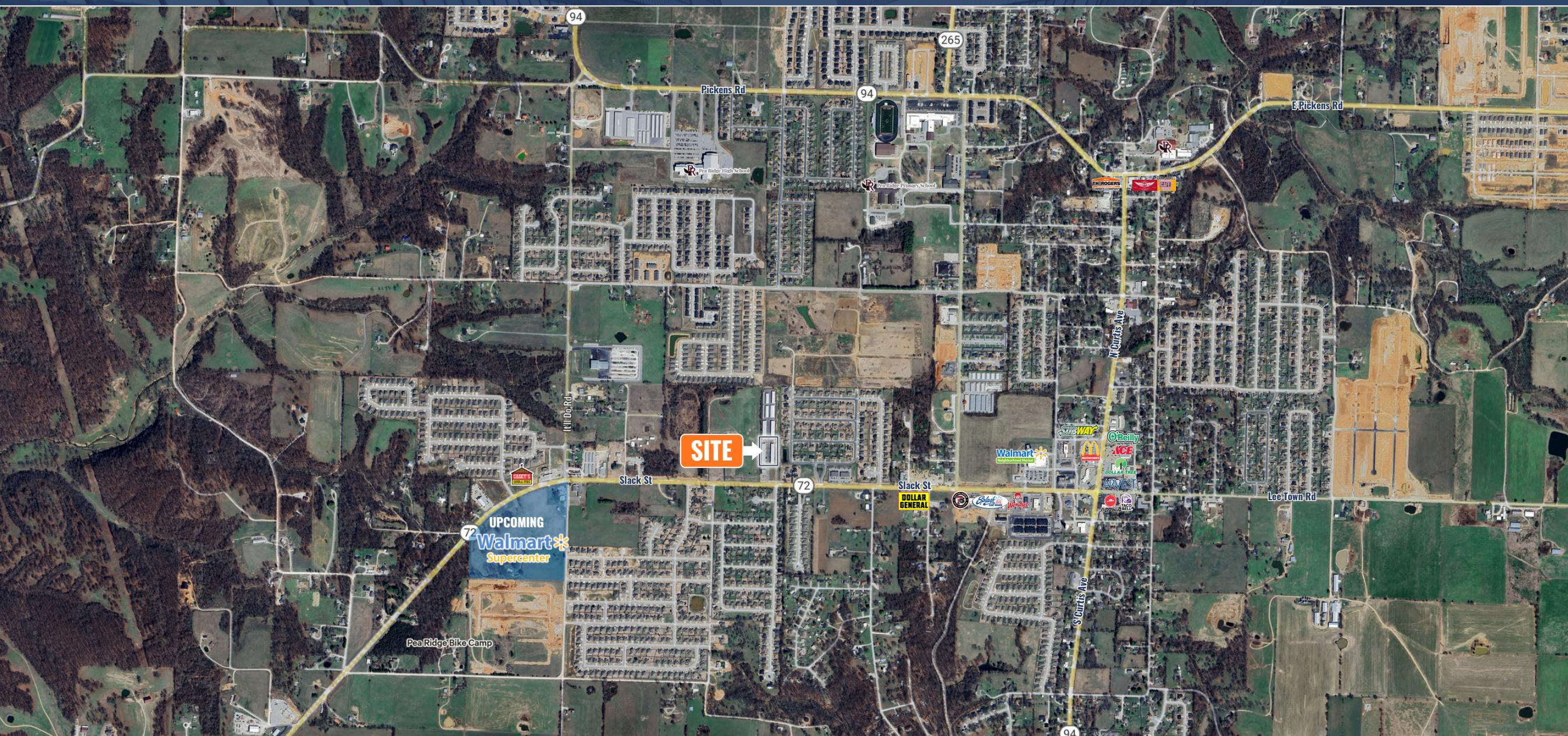
UNIT	SQUARE FEET	LEASE RATE/TYPE
1338	1,350 SF	\$13.50 NNN
1342	1,350 SF	\$13.50 NNN
1344	1,350 SF	\$13.50 NNN
1346	1,350 SF	\$13.50 NNN
1350	1,440 SF	\$13.50 NNN
1352	1,440 SF	\$13.50 NNN
1354	1,440 SF	\$13.50 NNN
1358	1,440 SF	\$13.50 NNN
1360	1,440 SF	\$13.50 NNN
1362	1,440 SF	\$13.50 NNN

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■ AVAILABLE ■ LEASED

AERIAL MAP VIEW



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AERIAL VIEW

UPCOMING
Walmart Supercenter



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UNIT PHOTOS



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UNITS 1350-1366



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UNITS 1330-1346



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AERIAL VIEW



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CONTACT US



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

YOUR BUSINESS. OUR FOCUS.

At focus, our team leverages deep market knowledge, data-driven site selection, and strong industry relationships to advocate on your behalf—securing optimal lease terms, reducing risk, and aligning your space with your operational needs and growth goals.

We understand that every business is unique. That's why we take a consultative approach—working as your trusted partner from the initial search to lease negotiation and occupancy. Whether you're expanding, relocating, or entering a new market, Focus CRE delivers customized real estate strategies that maximize value, flexibility, and ROI.





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COMMERCIAL REAL ESTATE

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

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