

PRIME COMMERCIAL LEASE SPACE AVAILABLE!

TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



THREE RETAIL OR OFFICE SPACES AVAILABLE:

Suite 106 - 2,350 sqft.
Suite 107 - 1,675 sqft.
Suite 117 - 1,550 sqft.

Type of Lease: NNN - \$4.95
\$187/mo Water/Trash Fee

VPD: 25,000

NOTABLE OTHER TENANTS:

- Starbucks
- Chick-Fil-A
- Cox
- StateFarm
- Subway
- T-Mobile
- SERC Physical Therapy

OFFERING SUMMARY

Lease Rate:	\$23.00 - 27.00 SF/yr (NNN)
Available SF:	1,550 - 2,350 SF
Lot Size:	6.88 Acres
Building Size:	42,501 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,315	6,140	14,588
Total Population	3,644	16,388	39,916
Average HH Income	\$110,359	\$103,885	\$100,914

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL LEASE SPACE AVAILABLE!



TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

RETAIL FOR PRIME COMMERCIAL LEASE SPACE AVAILABLE!



TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

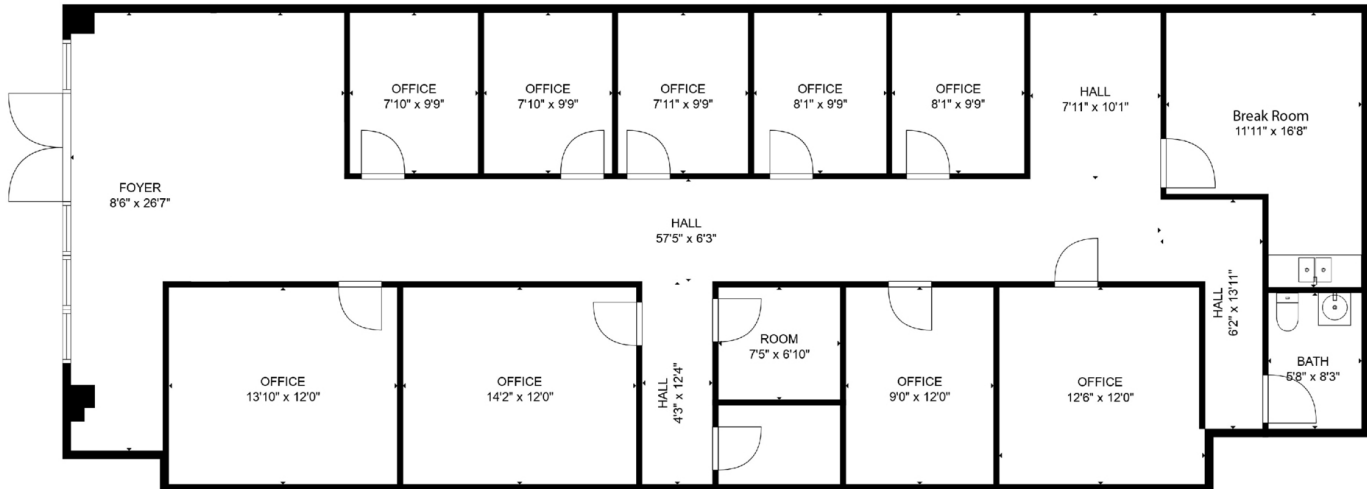
PRIME COMMERCIAL LEASE SPACE AVAILABLE!



SUITE 106 FLOOR PLAN

2603 W Pleasant Grove Rd, Rogers, AR 72756

Suite 106



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

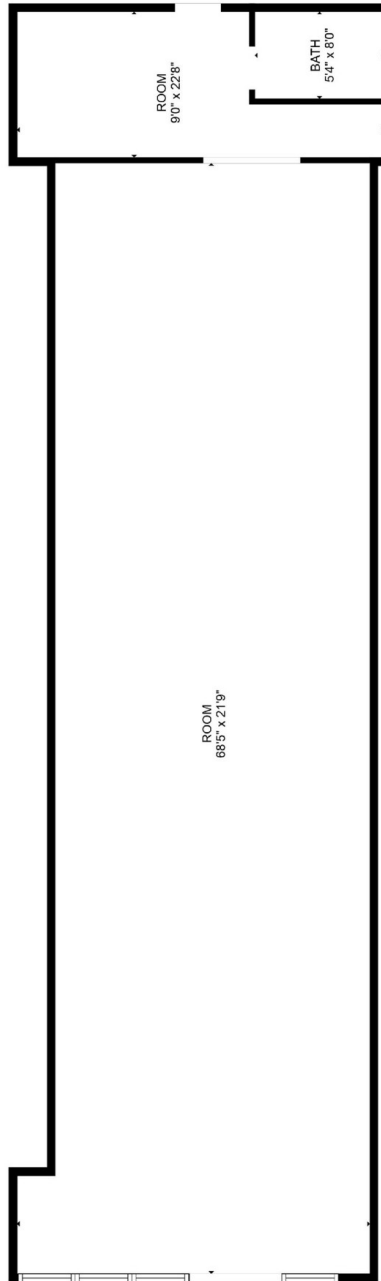
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL LEASE SPACE AVAILABLE!



SUITE 107 FLOOR PLAN

2603 W Pleasant Grove Rd, Rogers, AR 72756



Suite 107

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

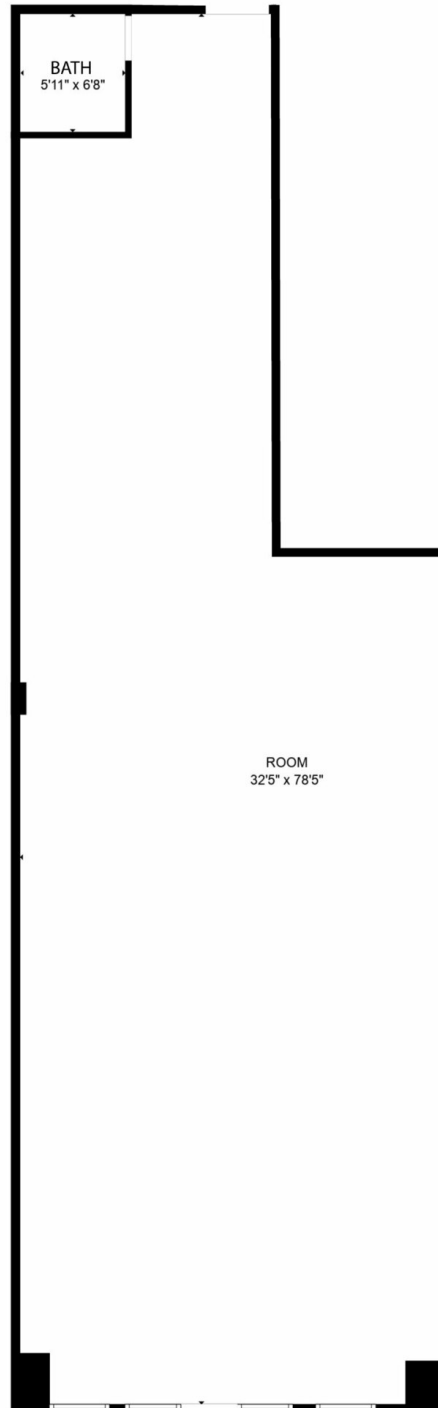
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL LEASE SPACE AVAILABLE!



SUITE 117 FLOOR PLAN

2603 W Pleasant Grove Rd, Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

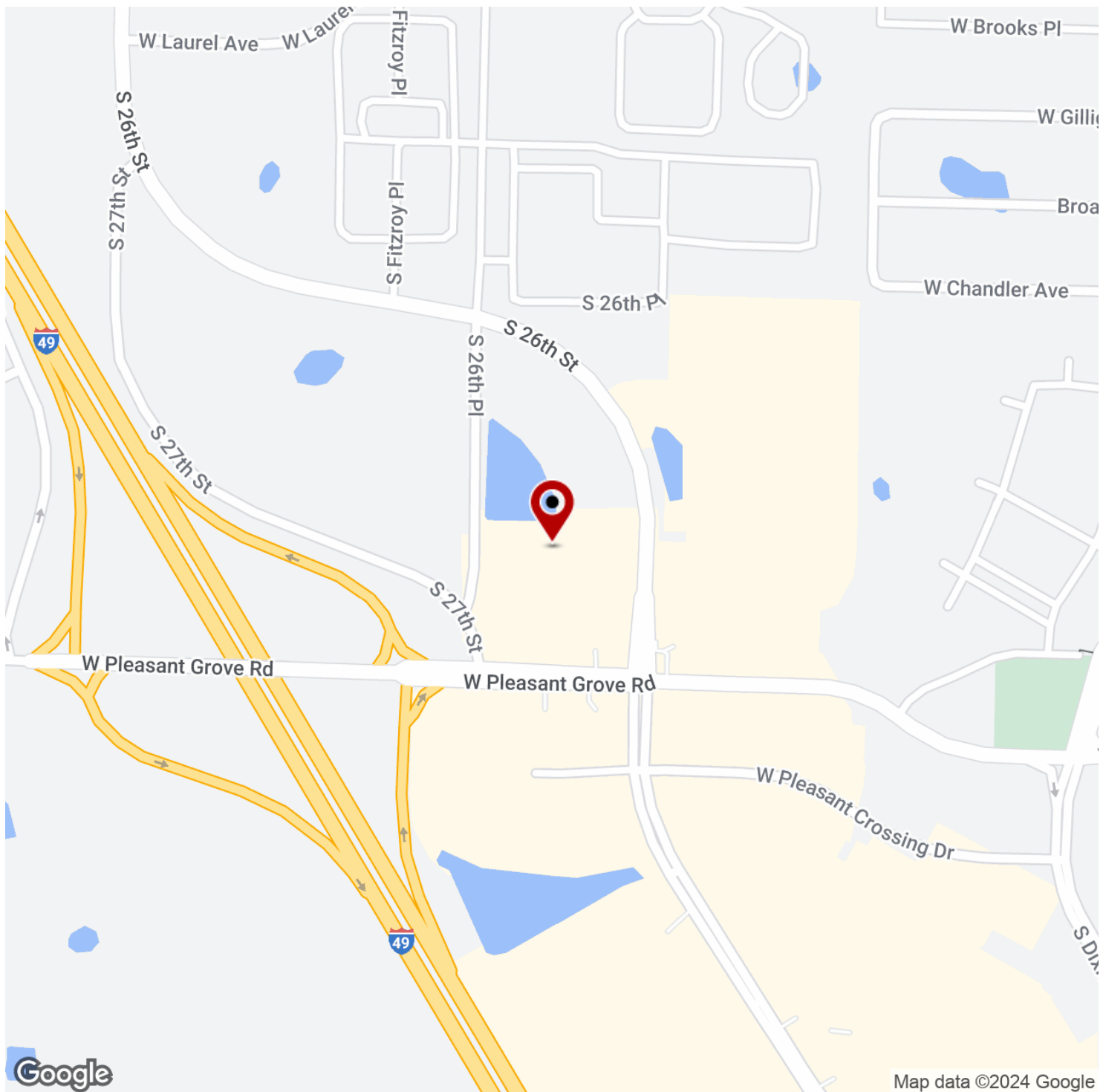
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL LEASE SPACE AVAILABLE!



TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL

201 SW 14th St.
Suite 203
Bentonville, AR 72712

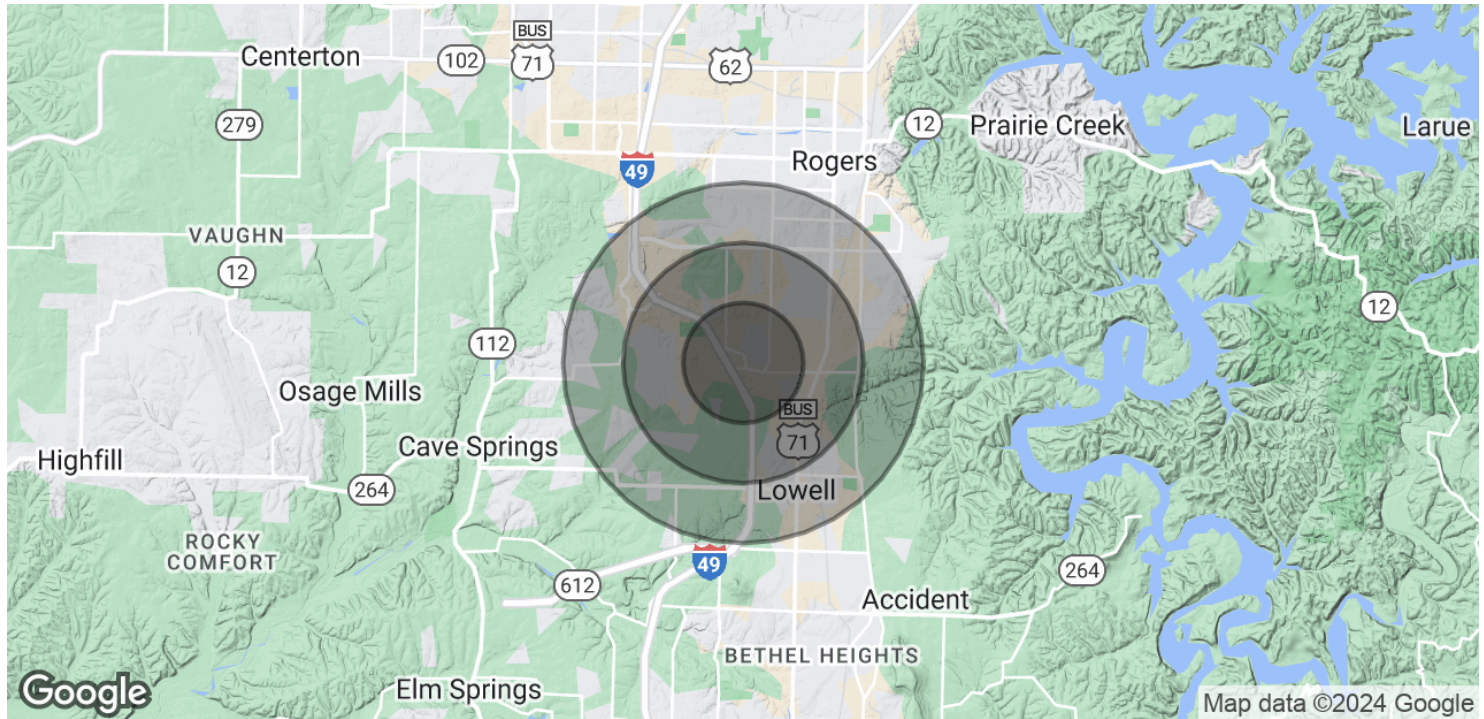
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL LEASE SPACE AVAILABLE!



TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,644	16,388	39,916
Average Age	33.8	34.1	33.5
Average Age (Male)	33.6	33.6	33.6
Average Age (Female)	33.9	34.9	34.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,315	6,140	14,588
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$110,359	\$103,885	\$100,914
Average House Value	\$242,385	\$230,603	\$226,522

** Demographic data derived from 2020 ACS - US Census*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com