

+/- 1,400 SF RETAIL/OFFICE SPACE FOR LEASE

115 N DIXIELAND RD

Rogers, AR 72756



PROPERTY DESCRIPTION

+/- 1,400 SF of office or retail space available in the heart of Rogers! Space includes a large open area when you first walk in, a large room to the right and a private restroom in the back. Would make a great retail space or office space to grow your business! Tenant responsible for their own electric, gas, and trash service with cans behind the building. There is also a \$60/mo fee for water. Ample parking for employees and customers. The center is located on Dixieland St, which sees approx. 14,000 VPD, there is also the opportunity for signage above the space as well as a large marquis sign near the street providing excellent exposure to your business!

PROPERTY HIGHLIGHTS

- Available Space: Suite 2
- Available SF: +/- 1,400 SF
- \$60/mo water fee, tenant responsible for electric and gas
- 14,000 VPD

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	30
Available SF:	1,400 SF
Building Size:	42,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	345	1,218	3,903
Total Population	750	2,830	9,778
Average HH Income	\$47,159	\$49,693	\$53,960

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.

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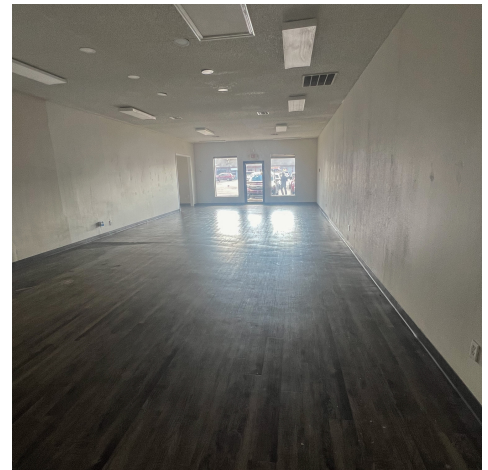
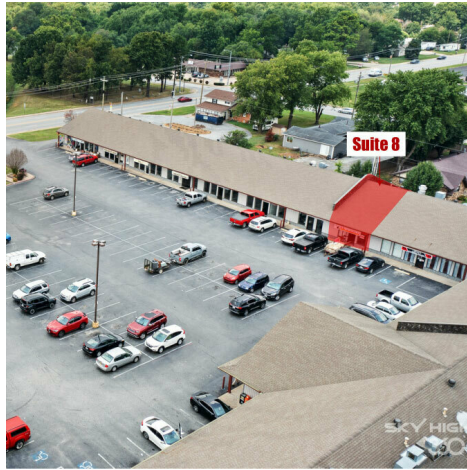
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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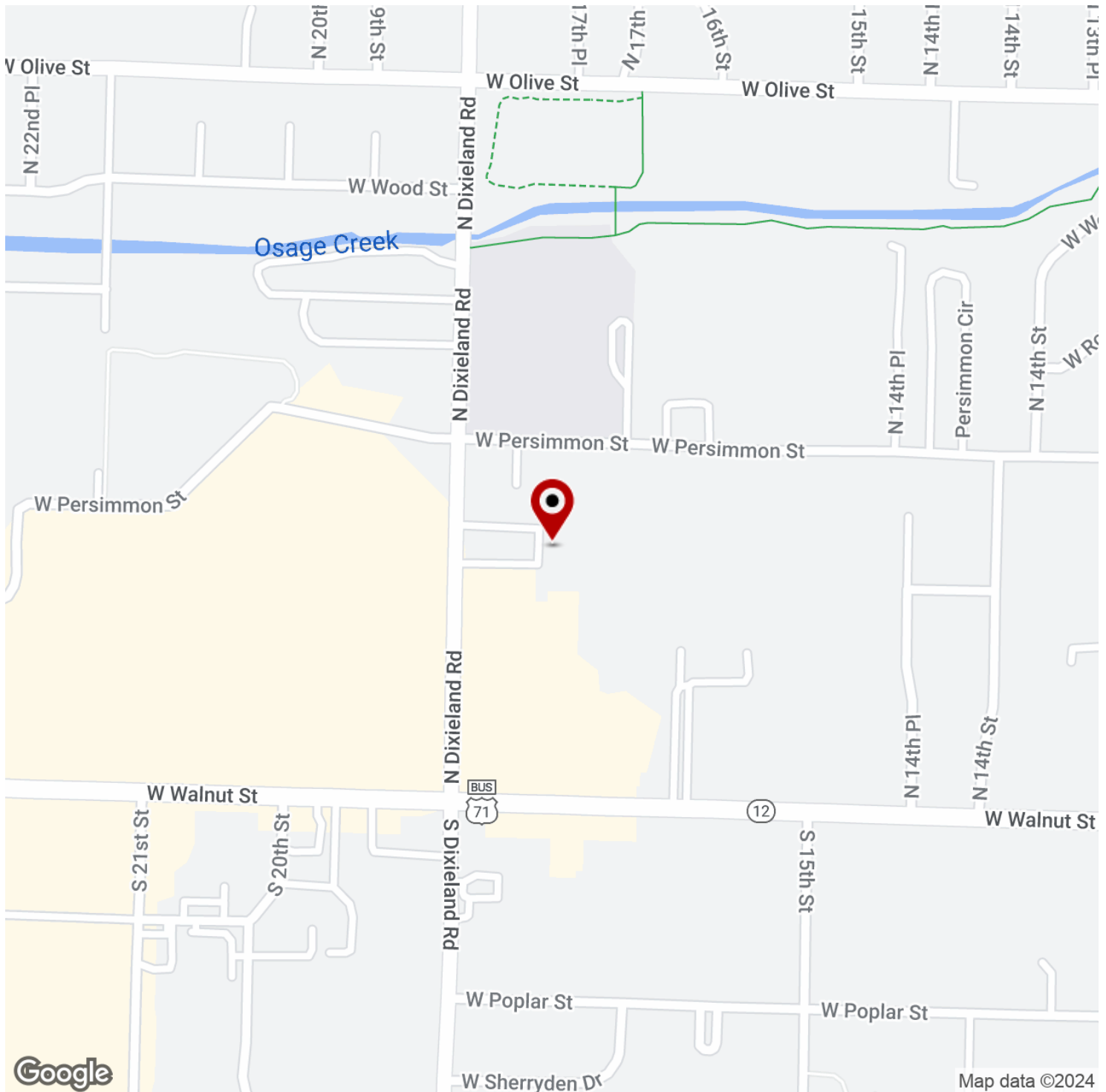
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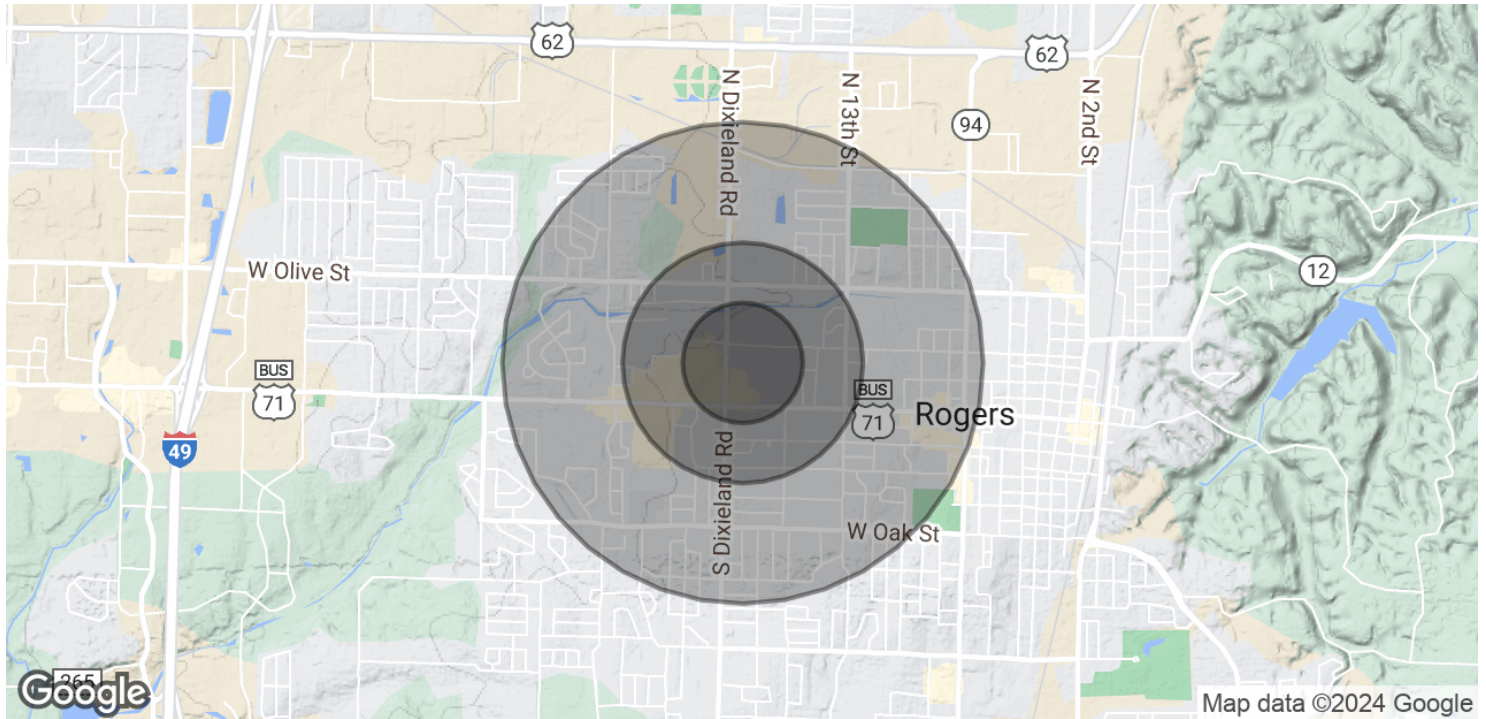
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	750	2,830	9,778
Average Age	32.8	32.3	32.6
Average Age (Male)	33.6	32.8	32.1
Average Age (Female)	37.8	35.4	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	345	1,218	3,903
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$47,159	\$49,693	\$53,960
Average House Value	\$114,122	\$119,056	\$128,867

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

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