

+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE

721 N 2ND ST

Rogers, AR 72756



PROPERTY DESCRIPTION

Warehouse/Office space spanning +/- 9,000 SF conveniently located near Downtown Rogers! This building, positioned on a heavily trafficked road, boasts two loading docks—one equipped with an 8-foot tall door, and the other with a spacious 10-foot tall door and 10-feet wide. The interior features tall ceilings, with the center reaching an impressive height of 21.5 feet and the sides offering a comfortable 12 feet. Additionally, it includes one private bathroom and two offices, all situated on a generous +/-1.8-acre lot. Nestled on 2nd St in Rogers, this property benefits from high visibility, with a traffic volume of approximately 15,000 VPD!

PROPERTY HIGHLIGHTS

- +/- 9,000 SF
- Two Loading Docks
- Center Ceiling Height of 21.5'
- Two offices
- 15,000 VPD

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (MG)
Available SF:	8,880 SF
Lot Size:	1.8 Acres
Building Size:	8,880 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,743	4,130
Total Population	1,127	4,322	10,559
Average HH Income	\$68,348	\$61,183	\$59,882

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

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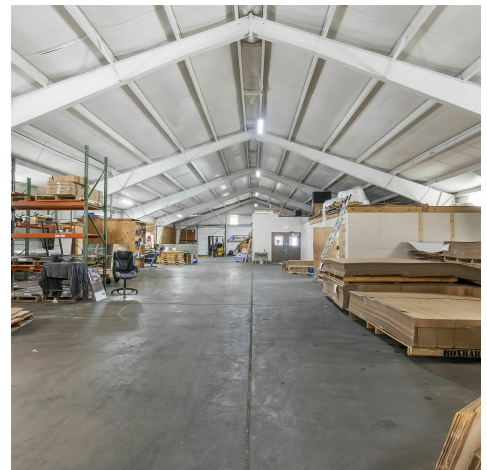
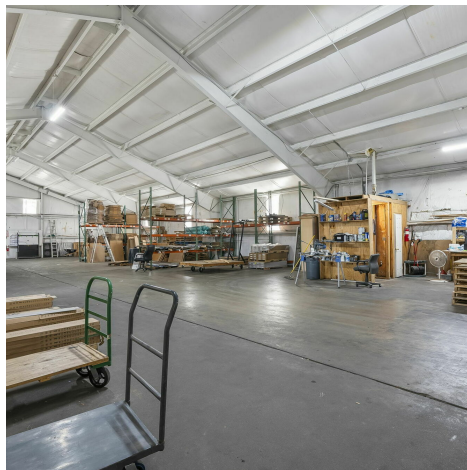
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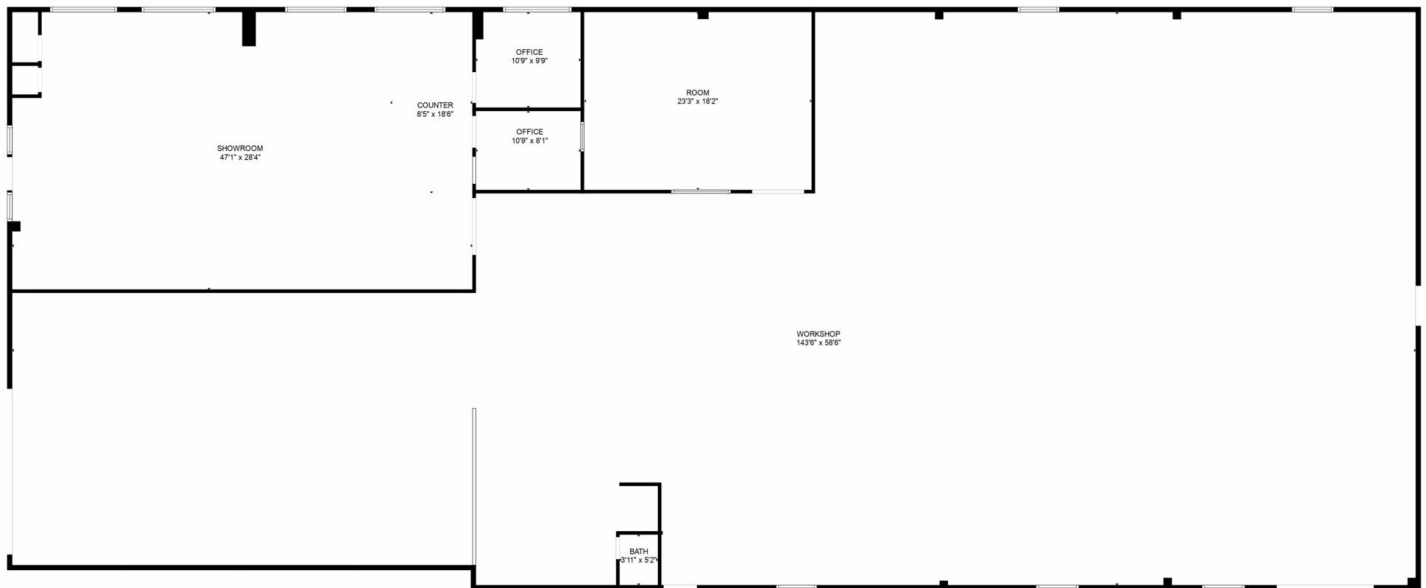
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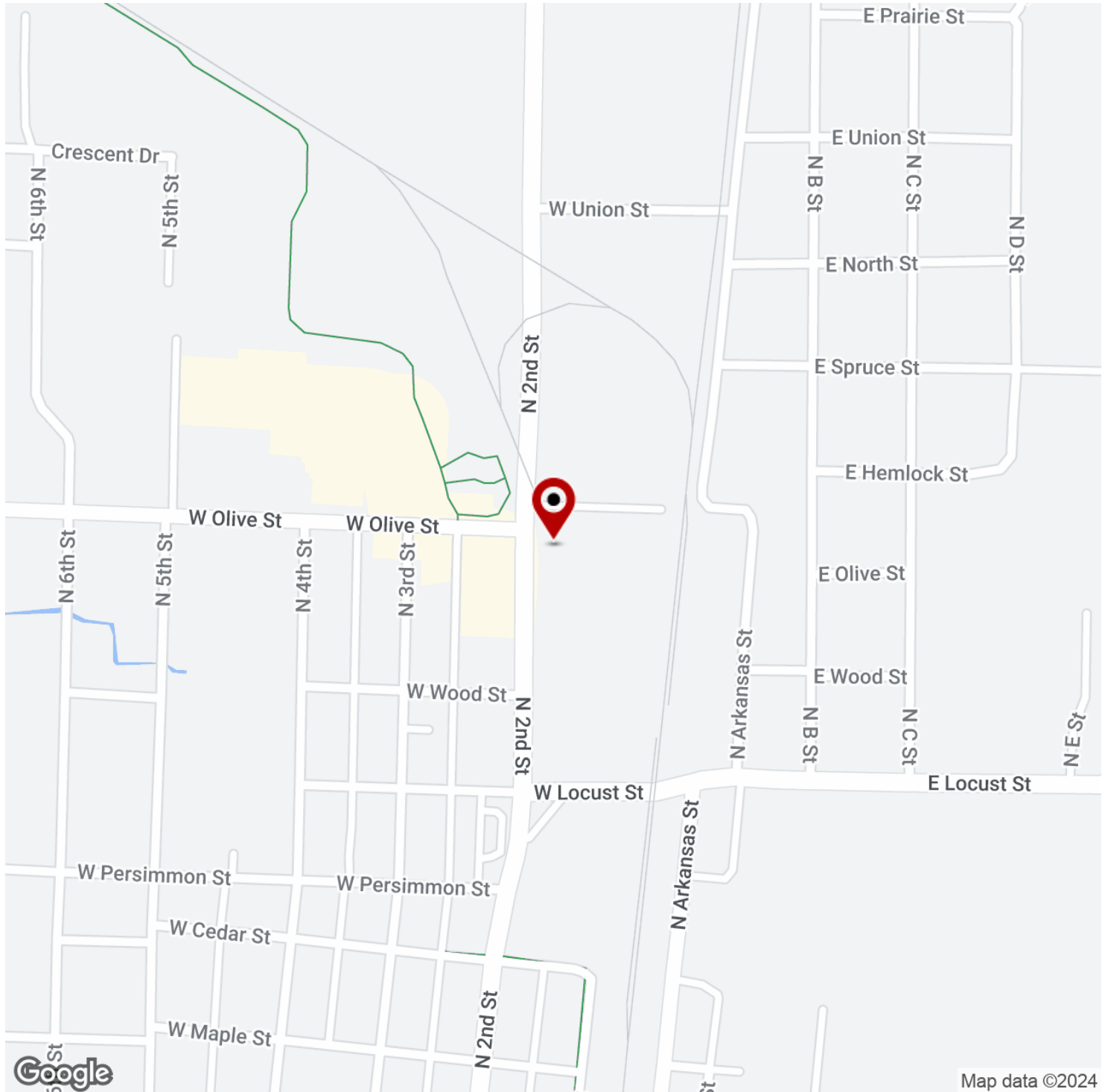
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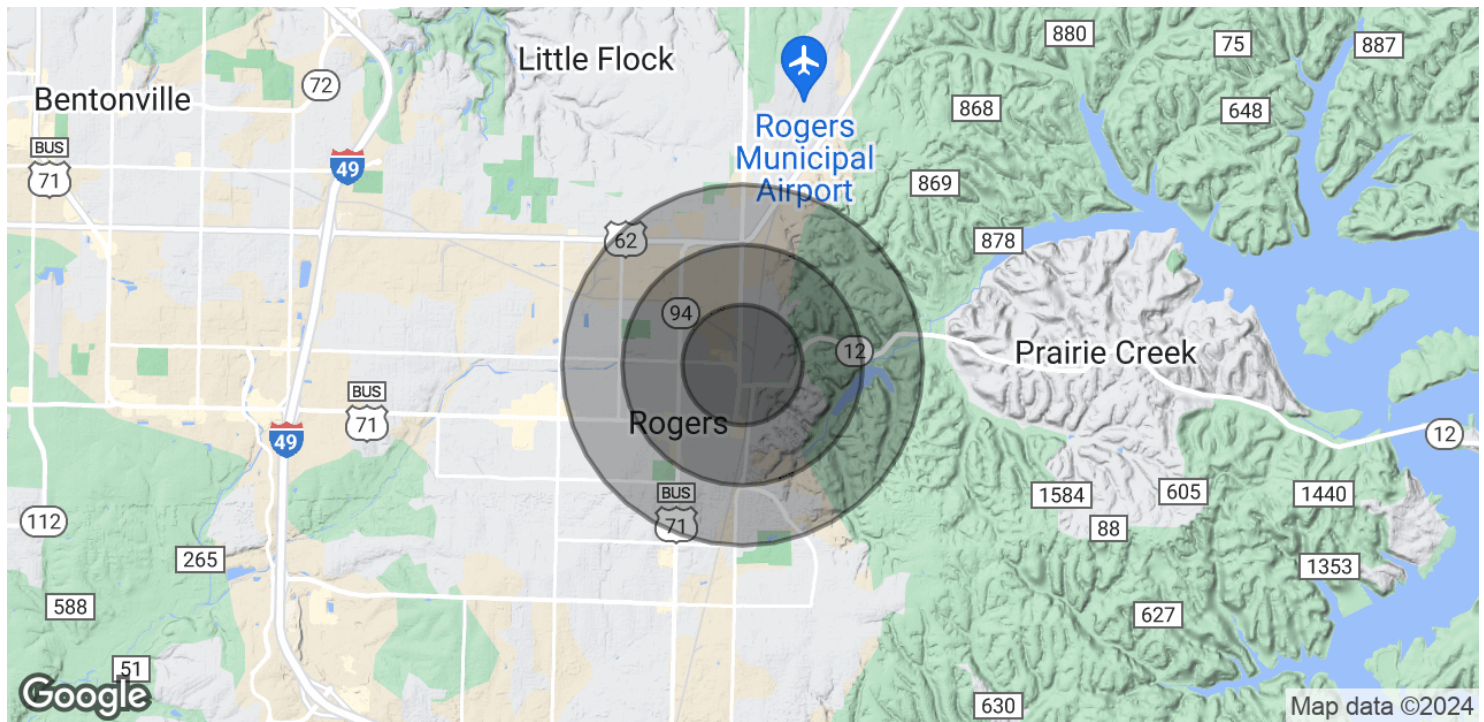
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,127	4,322	10,559
Average Age	28.1	30.9	31.4
Average Age (Male)	30.3	32.1	31.5
Average Age (Female)	27.1	33.0	33.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,743	4,130
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$68,348	\$61,183	\$59,882
Average House Value	\$150,971	\$135,040	\$127,931

* Demographic data derived from 2020 ACS - US Census

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