

OFFICE / RETAIL SPACE FOR LEASE

216 E Poplar Street | Rogers, AR 72756



JENNA GILL

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SITE OVERVIEW

AVAILABLE

1,600 SF

LEASE PRICE

\$15.00 PSF

IN THE HEART OF DOWNTOWN ROGERS!

- >> Open space with lots of potential
- >> 1,600 SF includes a large open space as well as a separate smaller space with plumbing that would be ideal for break room w/ restroom/kitchenette/shower
- >> The large open area would be a perfect office space or art/yoga/photography studio
- >> Zoned COR
- >> Property backs up to Rogers Dog Park and The Railyard bike track
- >> New trail expansion from DT Rogers will run right in front of building
- >> Walkability from anywhere in DT Rogers; Walk across Arkansas St. to get to newly renovated city park, Farmers' Market, and DT Rogers shopping/restaurants/entertainment



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PHOTOS



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DEMOGRAPHICS

ROGERS

 **69,970**
POPULATION

34 MEDIAN AGE

 **3.2** AVG HOUSEHOLD SIZE

\$68,741 MEDIAN HOUSEHOLD INCOME

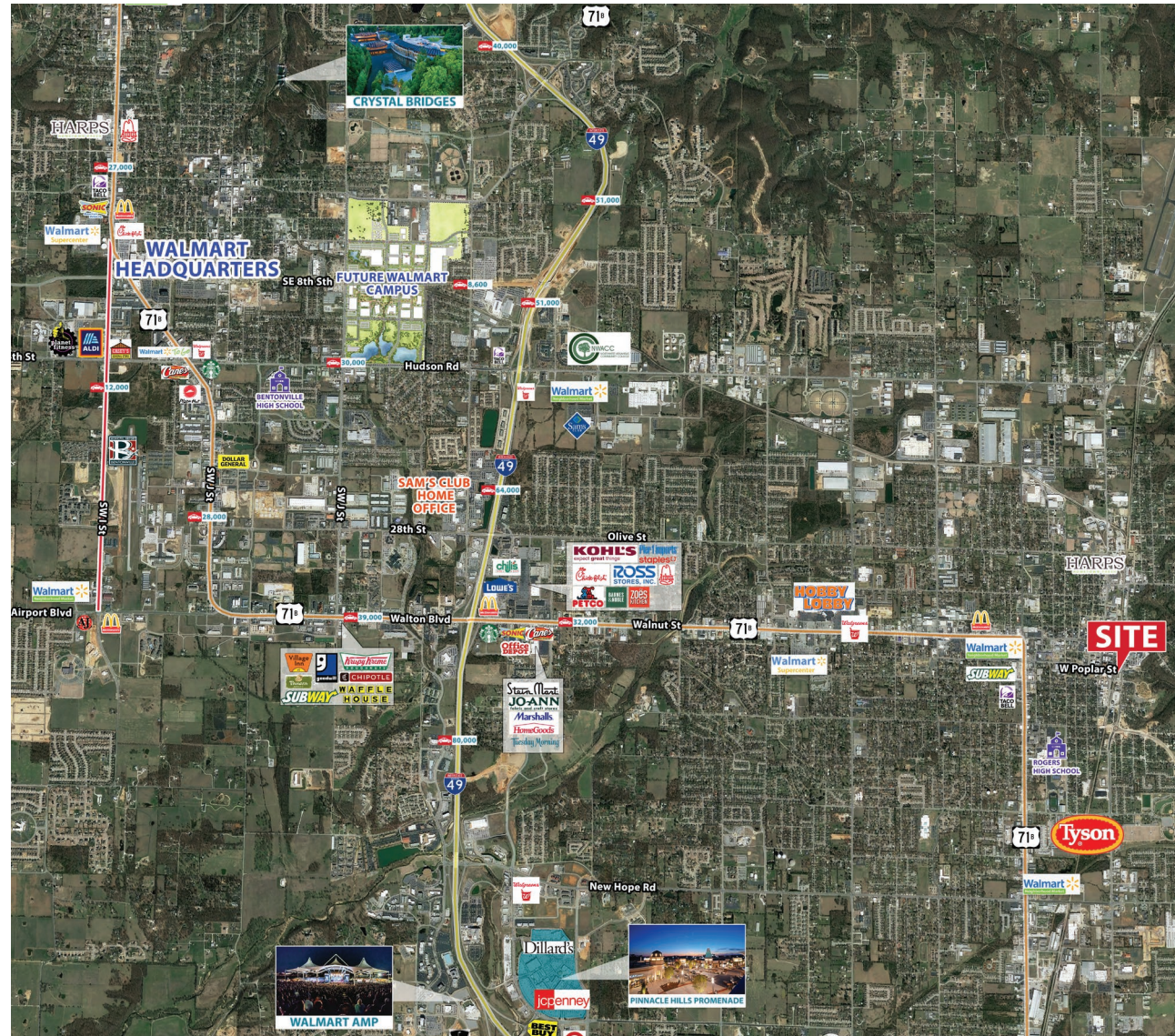
BUSINESS

 **2,652** TOTAL BUSINESSES

 **38,869** TOTAL EMPLOYEES

SITE DEMOS

SITE DEMOS	1 MILE	3 MILES	5 MILES
POPULATION	6,679	43,212	36,560
AVERAGE HH INCOME	\$50,627	\$52,195	\$79,244
TOTAL NUMBER OF HH	2,377	14,603	14,663
MEDIAN AGE	33	33.3	36.5



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ATTRACTIONS

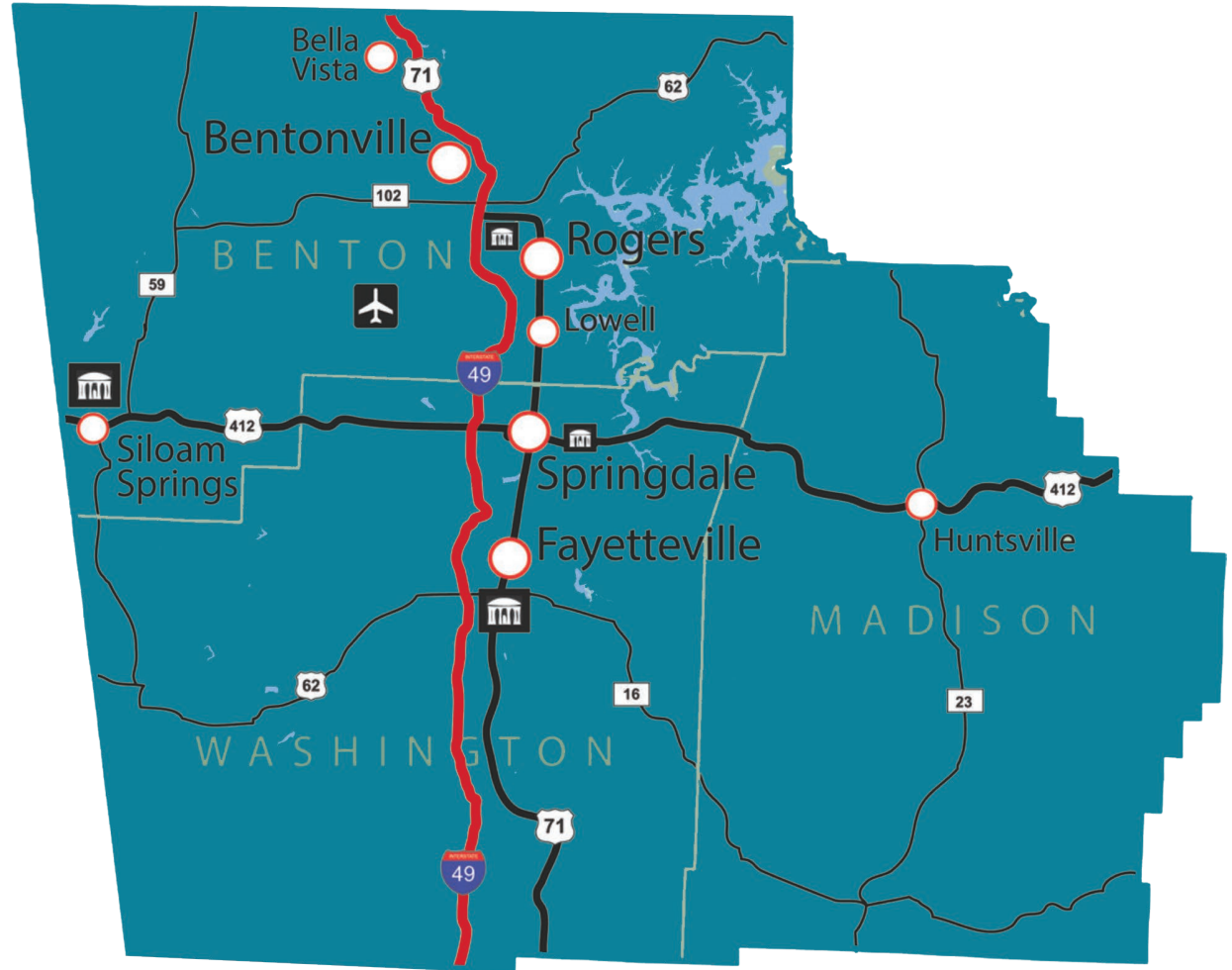
DISTANCE FROM CITIES:

Bentonville | 8.0 miles
Springdale | 11.2 miles
Rogers | 17.7 miles
Tontitown | 20.3 miles
Siloam Springs | 33.9 miles
Bella Vista | 17.2 miles

DISTANCE FROM LANDMARKS:

Pinnacle Hills Promenade | 5.0 miles
Walmart AMP | 6.3 miles
Top Golf | 6.8 miles
JB Hunt | 6.9 miles
Walmart HQ | 8.0 miles
Bentonville City Square | 8.1

Tyson HQ | 10.2 miles
Arvest Ballpark | 16.6 miles
Arkansas Children's Hospital | 16.6 miles
XNA (Airport) | 16.8 miles
University of Arkansas | 23.2 miles
Fayetteville City Square | 24.8 miles
Sam's Club Home Office | 25.9 miles



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NORTHWEST AR

Fastest Growing Economy through 2020

The Fayetteville, Springdale, Rogers, Bella Vista Metropolitan Statistical Area – NWA is ranked among the nation's fastest-growing places in the most recent year, with estimates showing the region should soon be among the nation's 100 largest metropolitan areas, reaching that important Top 100 milestone early 2019, according to Northwest Arkansas Council.

Best Places to Live

NWA Ranked No. 8 of the 25 Best Affordable Places to live in the U.S. according to U.S. News & World Report. Realtor.com listed NWA on their 10 Best Cities to Launch a Career.

Most Economic Growth in 2016

Forbes and NewGeography.com ranked Northwest Arkansas at No. 3 among the nation's medium-sized cities for white-collar job growth in July 2016. The region ranked 16th among all U.S. metropolitan statistical areas.

Best Performing Cities

According to Ted Abernathy, Managing Partner of Economic Leadership, LLC, that being among the 100 largest metros will draw new attention. "It's health indicators and quality of life and economic prosperity, and many look only at the Top 100. The great news about appearing on the lists is a whole lot of people are going to see that listing and inquire about Northwest Arkansas. From a branding standpoint, it's going to be terrific. Being in the Top 100 is just special."



FAYETTEVILLE OFFICE

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BENTONVILLE OFFICE

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