



FOR LEASE

Asking Rate:

\$16.50
PSF NNN

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2511 N 2nd Street

Rogers, Arkansas

Property Amenities

- Two retail suites available:
 - 3,000 square feet (Suite 4)
 - 5,800 square feet (Suite 5&6)
- Located in a high-traffic area with stoplight
- Well-lit parking with abundant space
- Open concept retail floor space
- Adjacent to 7 Brew Coffee

2nd Street Shoppes is a 15,008 square-foot retail center located at the northeast corner of Second Street and Highway 102 (Hudson Road) in Rogers, Arkansas. The site is less than four miles east of Interstate 49, the main commercial corridor of Northwest Arkansas, less than two miles north of Historic Downtown Rogers and a short drive to Beaver Lake, a popular vacation destination in the Ozark Mountains. In addition, the property is near new Kum & Go and Storage World development projects and is near the new America's CarMart corporate offices and Rogers Executive Airport.

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5,800 SF Available

25' 60'

Onin STAFFING

50' 25'

3,000 SF Available

State Farm

50' 60'

TEKILAS

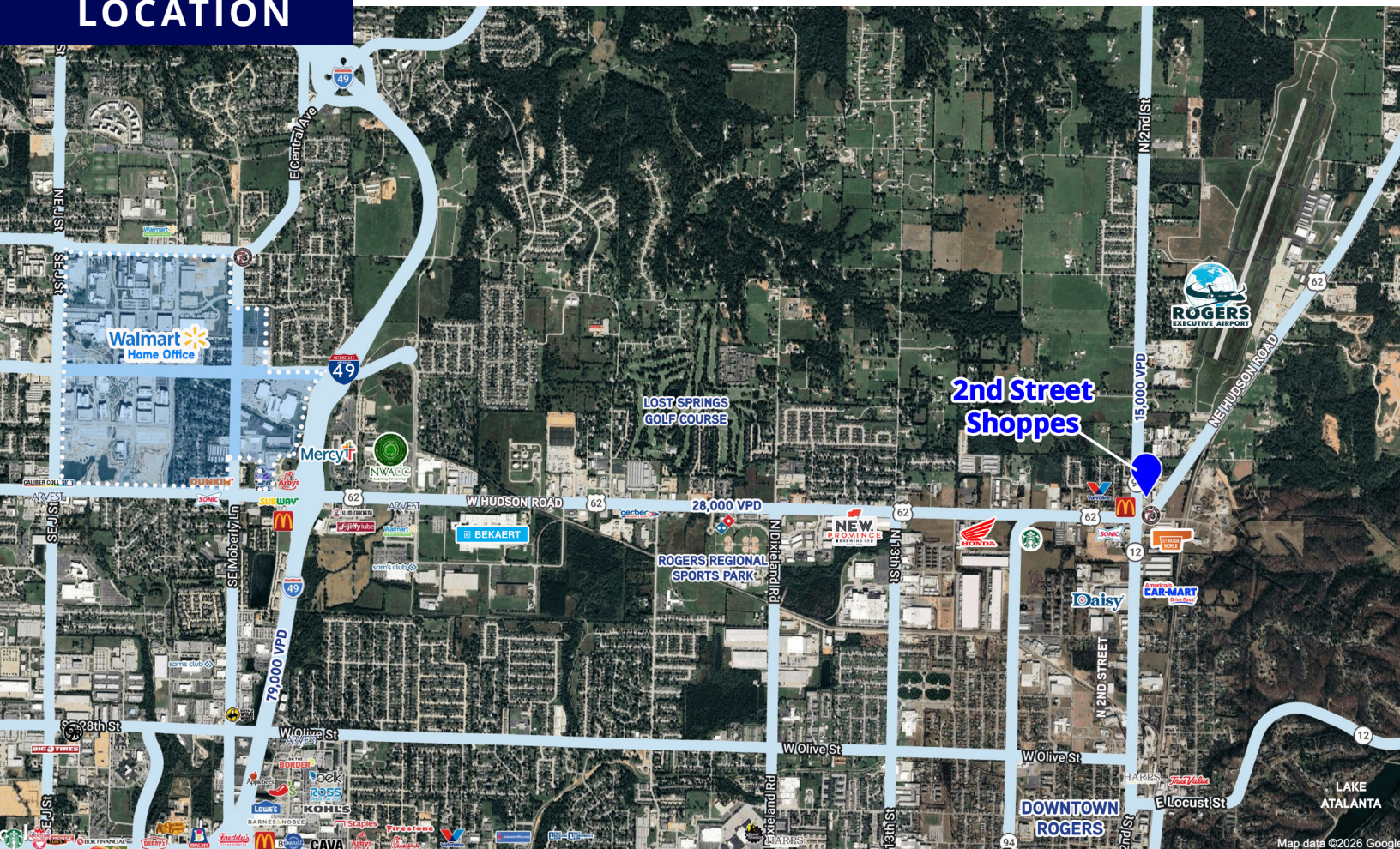
ST 15

Suite #	SF	Rate
Suite 4	3,000	\$16.50
Suite 5&6	5,800	\$16.50
Suite 7	1,500	Onin

This aerial map illustrates the intersection of W Hudson Rd and N 2nd Street. Key features include:

- Businesses:** Labeled businesses include 2nd Street Shoppes, State Farm, Onin, TEKILAS, SEMIN-BREW, DOLLAR GENERAL, STORAGE WORLD, MAVERIK, CITGO, McDonald's, Valvoline, and SONIC.
- Traffic Volume:**
 - W Hudson Rd: 30,000 VPD
 - N 2nd Street: 15,000 VPD
- Infrastructure:** The map shows a traffic light at the intersection, a yellow highlighted approach on N 2nd Street, and a proposed 33,000+ SF Warehouse/Office building on the west side of Hudson Rd.
- Geography:** The map includes labels for W Janda Dr, N 4th St, N Arkansas St, and Slave Mill Rd.

LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	3,264	35,855	83,953
Projected Population (2029)	3,362	37,741	90,242
Average HH Income (2024)	\$118,794	\$96,766	\$102,238
Proj. Average HH Income (2029)	\$136,147	\$109,607	\$115,884
Average HH Size (2024)	1,017	12,980	30,765



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