



FOR LEASE

Asking Rate:

\$16.50
PSF NNN

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2511 N 2nd Street

Rogers, Arkansas

Property Amenities

- 5,800 square feet of retail space
- Located in a highly-trafficked area with stop light
- 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 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 well-near the new America's CarMart corporate offices and Rogers Executive Airport.

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Leasing Plan



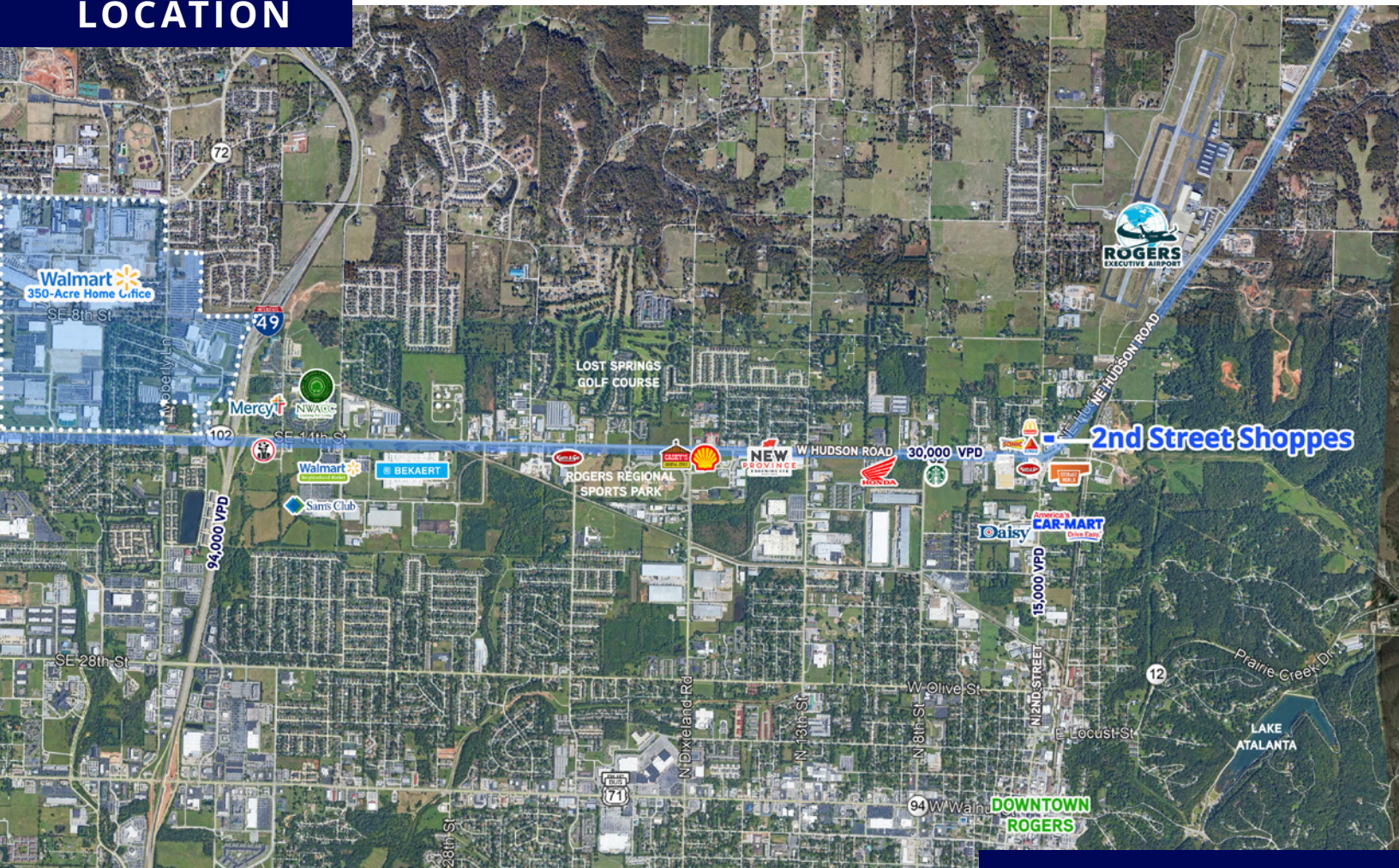
Suite #	SF	Rate	Suite #	SF	Rate
Suite 1&2	3,000	Tekila's	Suite 5&6	5,800	\$16.50
Suite 3	1,500	State Farm	Suite 7	1,500	Onin
Suite 4	3,000	Improvzyze			

PROPERTY FEATURES

-  5,800 Square Feet
-  Newly remodeled exterior
-  30,000 cars per day on W Hudson Road
-  In direct path to Beaver Lake
-  On hard corner with traffic light
-  Adjacent to 7 Brew Coffee



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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