



Each office independently owned and operated

FOR SALE

RETAIL PROPERTY

RE/MAX REAL ESTATE RESULTS

3103 SE Moberly Ln | PO Box 2549

Bentonville, AR 72712

479.254.4592

REMAX.COM

GREAT INVESTMENT OPPORTUNITY

2702 W WALNUT ST, ROGERS, AR 72756



PRESENTED BY:

STEPHEN MANSFIELD

Managing Executive Broker -

Commercial Division

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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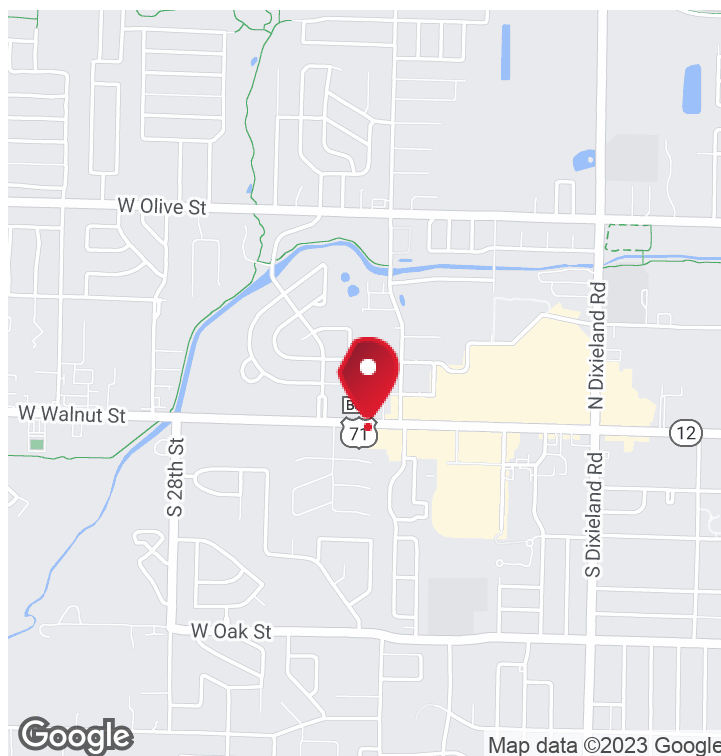
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	2,400 SF
Available SF:	
Lot Size:	8,400 SF
Number of Units:	1
Price / SF:	\$270.83
Cap Rate:	7.02%
NOI:	\$45,600
Zoning:	Commercial
Market:	Fayetteville - Springdale - Rogers MSA
Submarket:	Rogers Downtown/Business Corridor

PROPERTY OVERVIEW

Fabulous Owner/User or Investor opportunity to acquire a rarely available street front location on heavily traveled Walnut Street in Rogers, Arkansas. Previously used as office, now retail. Current tenant will leave at or before sale closing. Highly visible location with sufficient parking for many uses.

PROPERTY HIGHLIGHTS

- High traffic count
- Highly visible
- Great investment opportunity for either an owner/user or investor
- HVAC Roof Top units less than 5yrs old
- Priced significantly below replacement cost
- 7% Cap based on \$19 NNN market rent

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Incredible location for an Office or Retail use on the heavily trafficked State Hwy 12 aka Walnut Street. In 2022, Ark DOT estimated that there are approximately 27,000 cars a day in front of this property.

EXTERIOR DESCRIPTION

Concrete block building with flat built up roof. Lot dimensions include the alley to the east of the building which provides access to the rear surface lot

INTERIOR DESCRIPTION

Fully built out for the current user, a Cigar store and lounge, including a large walk in humidor, slat walls and separate office and lounge area in the front. There are two bathrooms and storage space. Tenant will be moving out at or prior to closing.

PARKING DESCRIPTION

There are assigned spaces in front and 5-7 additional spaces on the surface lot in the rear which are accessed by the alley to the east of the building

UTILITIES DESCRIPTION

All utilities are available at the property; gas, electric, water& sewer, and internet

LOADING DESCRIPTION

Loading can come through the front double door entrance as well as the side door located towards the surface lot on the rear of the building.



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COMPLETE HIGHLIGHTS



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ADDITIONAL PHOTOS



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LOCATION INFORMATION

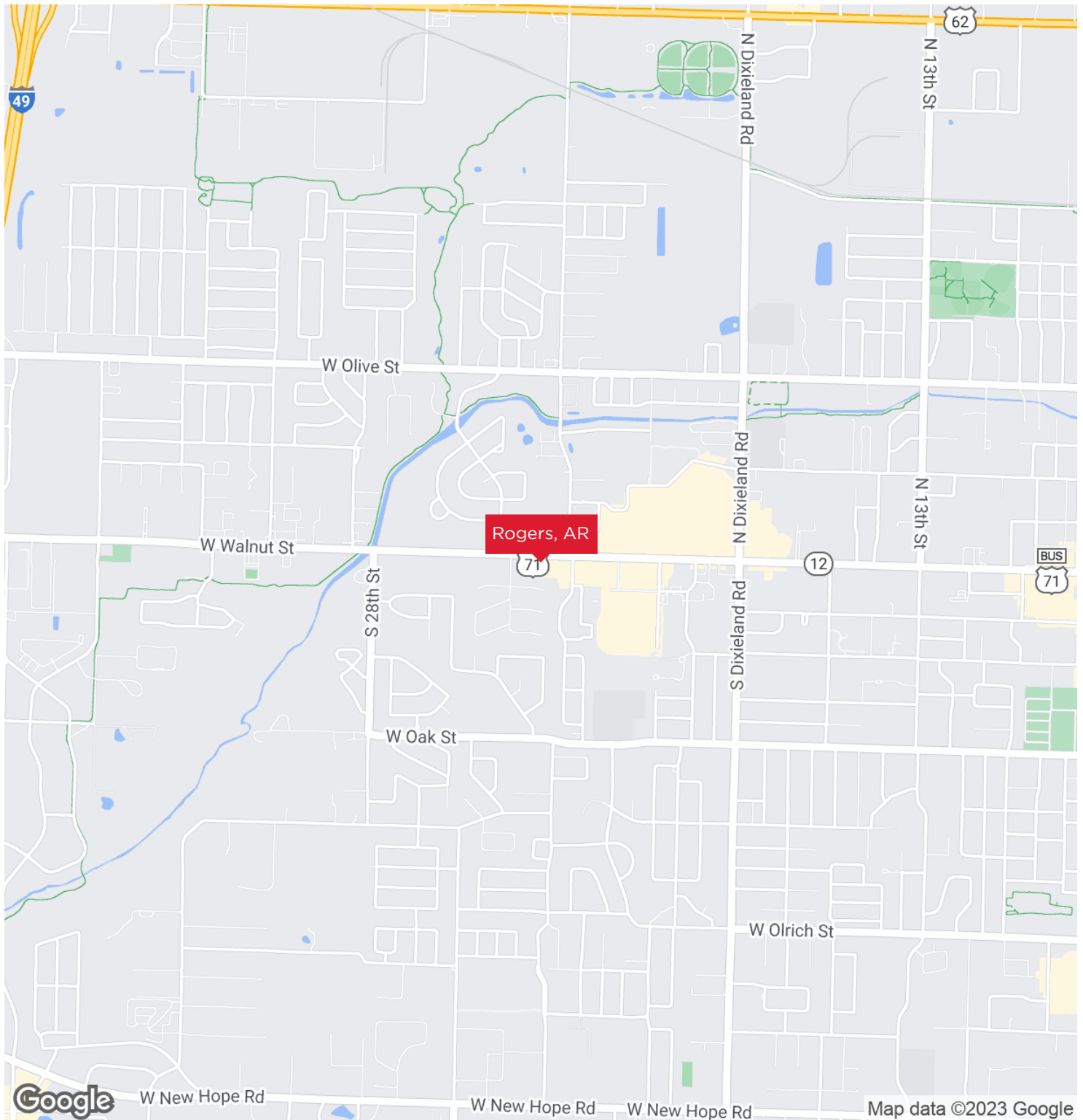
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP



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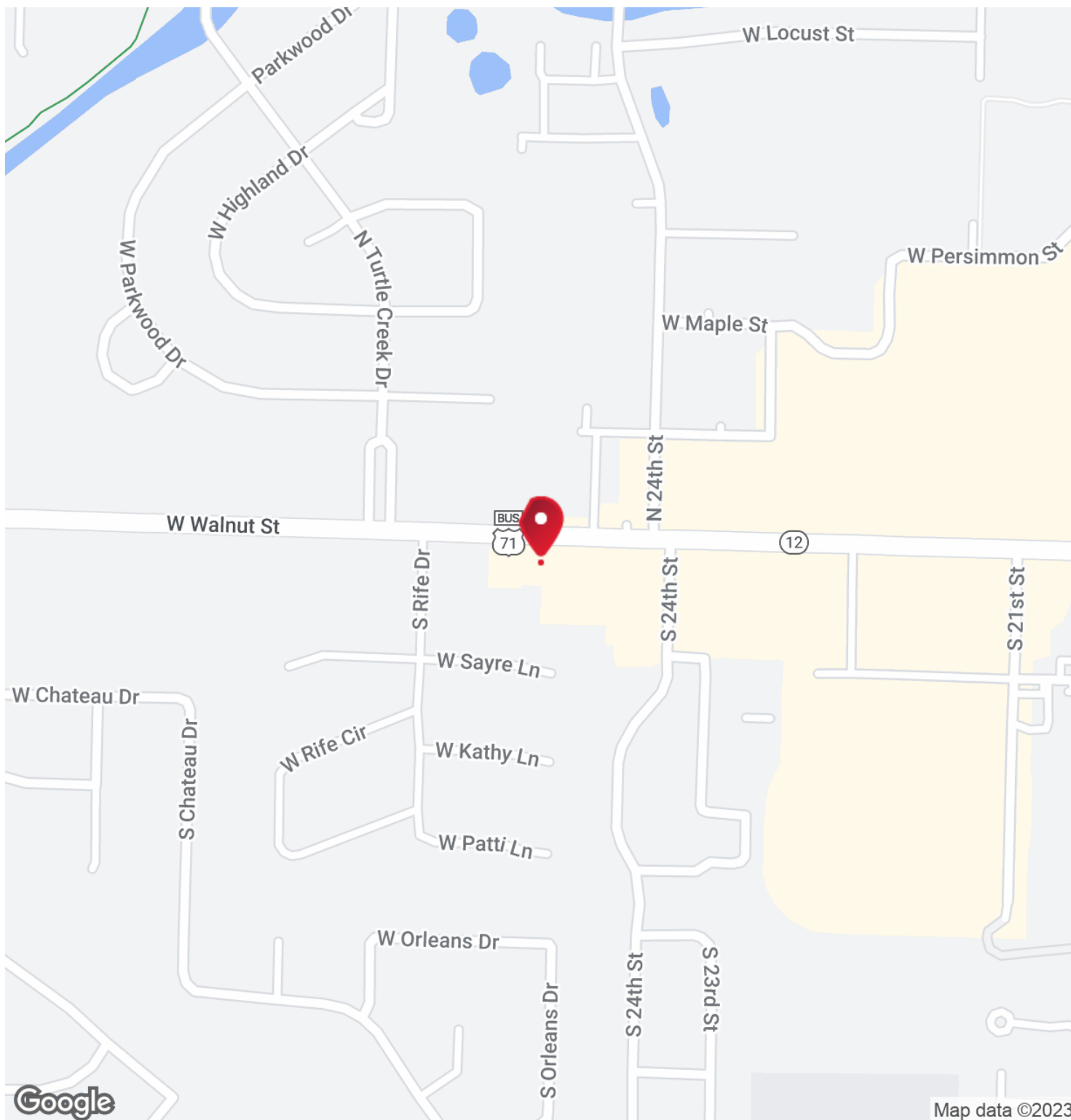
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LOCATION MAP



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AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$650,000
Price per SF	\$271
Price per Unit	\$650,000
CAP Rate	7.02%

OPERATING DATA

Net Operating Income	\$45,600
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FINANCING DATA

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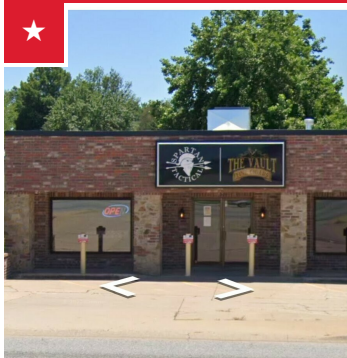
SALE COMPARABLES

IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

SALE COMPS



GREAT INVESTMENT OPPORTUNITY

2702 W Walnut St, Rogers, AR 72756

Price:	\$650,000	Bldg Size:	2,400 SF
Lot Size:	8,400 SF	No. Units:	1
Cap Rate:	7.02%		

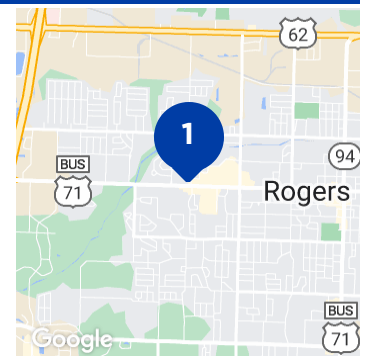


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ATT-2000 UNIT OPERATOR

2401 W. Walnut St., Rogers, AR 72756

Price:	\$1,150,000	Bldg Size:	2,304 SF
Lot Size:	21,344 SF	No. Units:	1

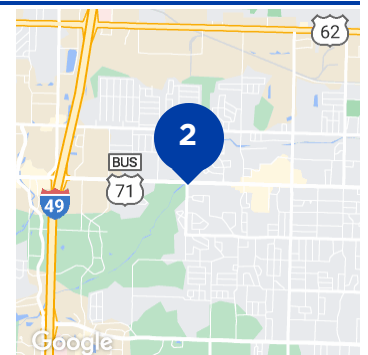


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2898 W WALNUT ST

2898 W Walnut St, Rogers, AR 72756

Price:	\$900,000	Bldg Size:	3,892 SF
Lot Size:	40,511 SF		



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623 W WALNUT ST. ROGERS, AR

623 W Walnut St., Rogers, AR 72756

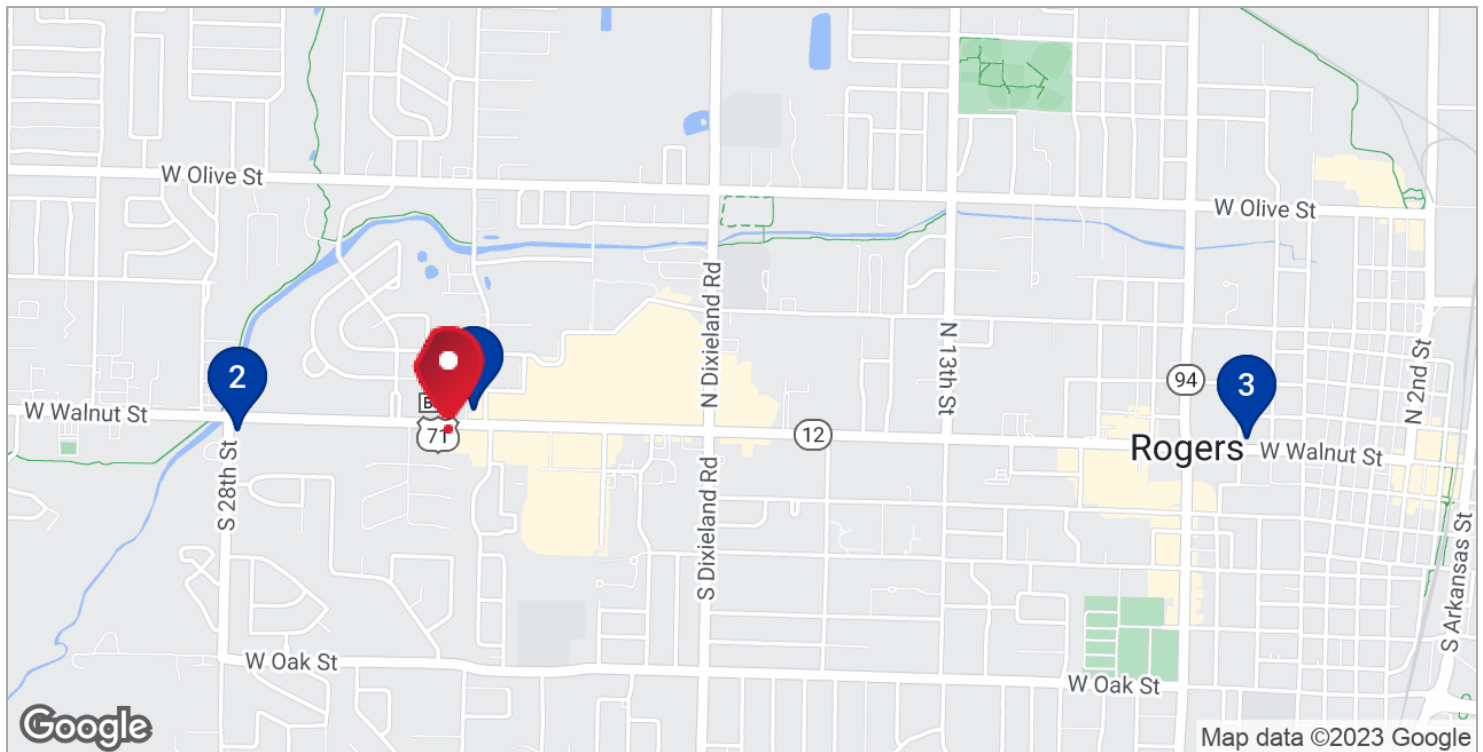
Price:	\$469,000	Bldg Size:	1,176 SF
Lot Size:	13,939 SF	No. Units:	1



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SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Great Investment Opportunity 2702 W Walnut St Rogers, AR	\$650,000	2,400 SF	8,400 SF	1	7.02%
1	ATT-2000 Unit Operator 2401 W. Walnut St. Rogers, AR	\$1,150,000	2,304 SF	21,344 SF	1	-
2	2898 W Walnut St 2898 W Walnut St Rogers, AR	\$900,000	3,892 SF	40,511 SF	-	-
3	623 W Walnut St. Rogers, AR 623 W Walnut St. Rogers, AR	\$469,000	1,176 SF	13,939 SF	1	-
	AVERAGES	\$839,667	2,457 SF	25,265 SF	1	NAN%

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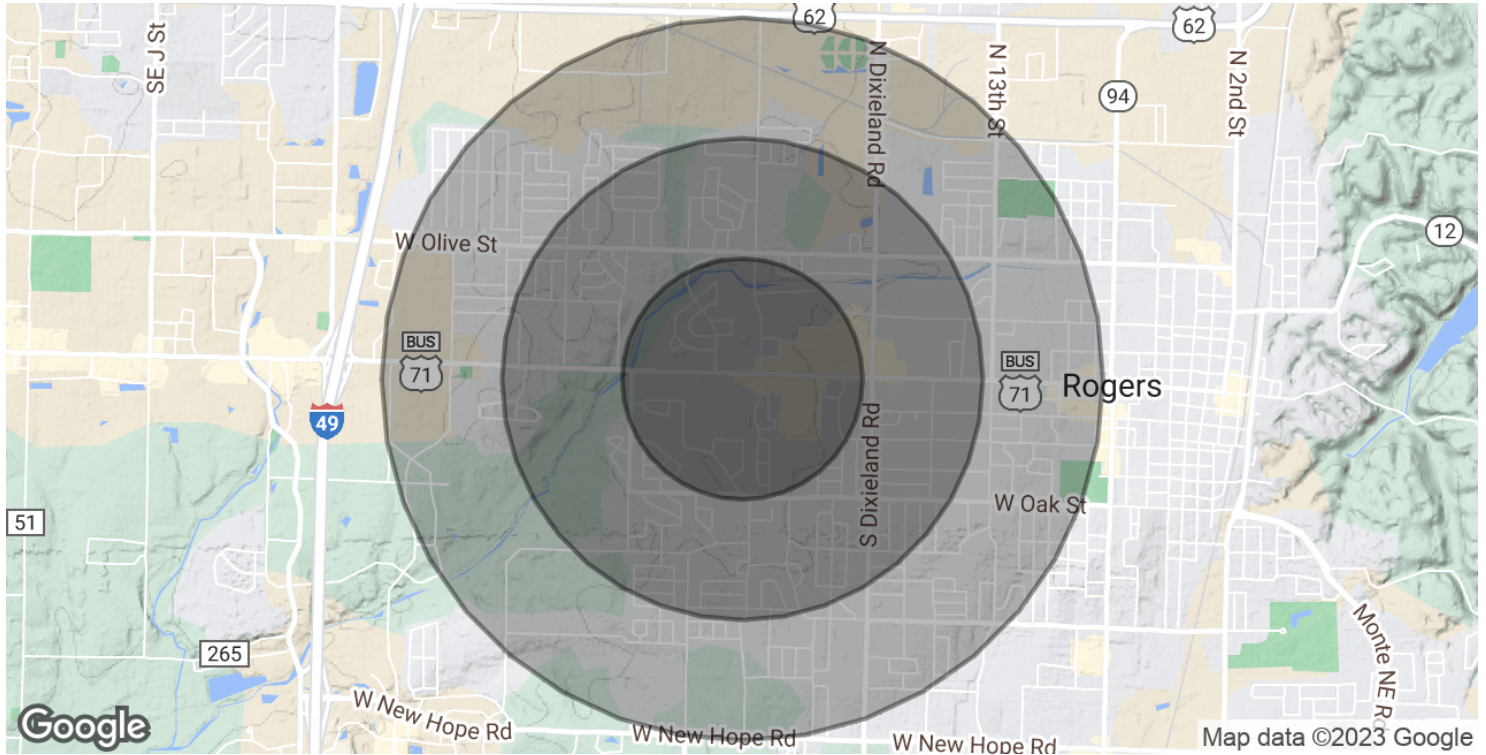
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	3,320	9,621	18,991
Average Age	32.6	33.6	34.5
Average Age (Male)	32.8	33.7	34.0
Average Age (Female)	34.2	35.1	37.0

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	1,230	3,698	7,316
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$60,135	\$62,900	\$64,558
Average House Value	\$147,968	\$146,120	\$145,186

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**STEPHEN MANSFIELD****Managing Executive Broker - Commercial Division**

stephen.mansfield@remax.net

Direct: **479.871.2664** | Cell: **479.871.2664****PROFESSIONAL BACKGROUND**

Stephen Mansfield is the Managing Executive Broker at RE/MAX Commercial, the commercial real estate division of RE/MAX Real Estate Results in Bentonville, where he is responsible for all commercial brokerage, commercial property management and other commercial real estate related transactions throughout Northwest Arkansas. He is on a mission to build the premier commercial real estate brokerage, property management and real estate investment management firm in Northwest Arkansas.

Prior to taking on his role at RE/MAX Commercial, Mr. Mansfield gained experience during more than 30 years in various positions in the commercial real estate field. Beginning on Wall Street as one of the very first Commercial Mortgage Security Traders and Real Estate Investment Bankers, he played an integral role in over Four Billion dollars of transactions with many of the top national public and private real estate companies. He originally moved to NWA in 1996, where he was the co-director of the real estate division of Llama Company, a boutique investment bank, owned by Alice Walton. After Llama, Mr. Mansfield spearheaded the growth of a regional property management and real estate investment company, based in Fayetteville.

Stephen has been employed by and/or managed companies involved in Commercial Property and Mortgage Loan Due Diligence, Real Estate Consulting, Foreclosure & Loss Mitigation, Asset Securitization, Commercial Property Management, Property Renovation and Ground-Up Development.

Mr. Mansfield has co-authored an article on Phase1 Environment Surveys which was published in the Environmental Law Journal, and has had his renovation projects featured in national publications including Lodging Magazine. Early in his career Stephen had spoken at several industry events, including, the Annual Mortgage Bankers Association Convention. He earned a bachelor degree in Business Management and a master degree in Real Estate and Finance from the Wharton School of Business at the University of Pennsylvania.

EDUCATION

MBA - Real Estate & Finance

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