



FOR LEASE

Asking Rate:

\$16.50
PSF NNN

Contact us:

Mason Wood

Brokerage | Arkansas
+1 479 409 0409
mason.wood@ar.colliers.com

Alan W. Cole, CCIM

Principal & Executive VP | Arkansas
+1 479 644 5849
alan.cole@ar.colliers.com

Robert Wardlaw

Brokerage Associate
+1 501 944 5213
robert.wardlaw@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200
Rogers, AR 72758
P: +1 479 636 9000
colliers.com/arkansas

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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5,800 SF Available

25'

60'

50'

improvyze

25'

State Farm

50'

60'

TEKILAS

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

Diagram of a building footprint with dimensions and area.

5,800 Square Feet



30,000 cars per
day on W Hudson
Road



In direct path to
Beaver Lake



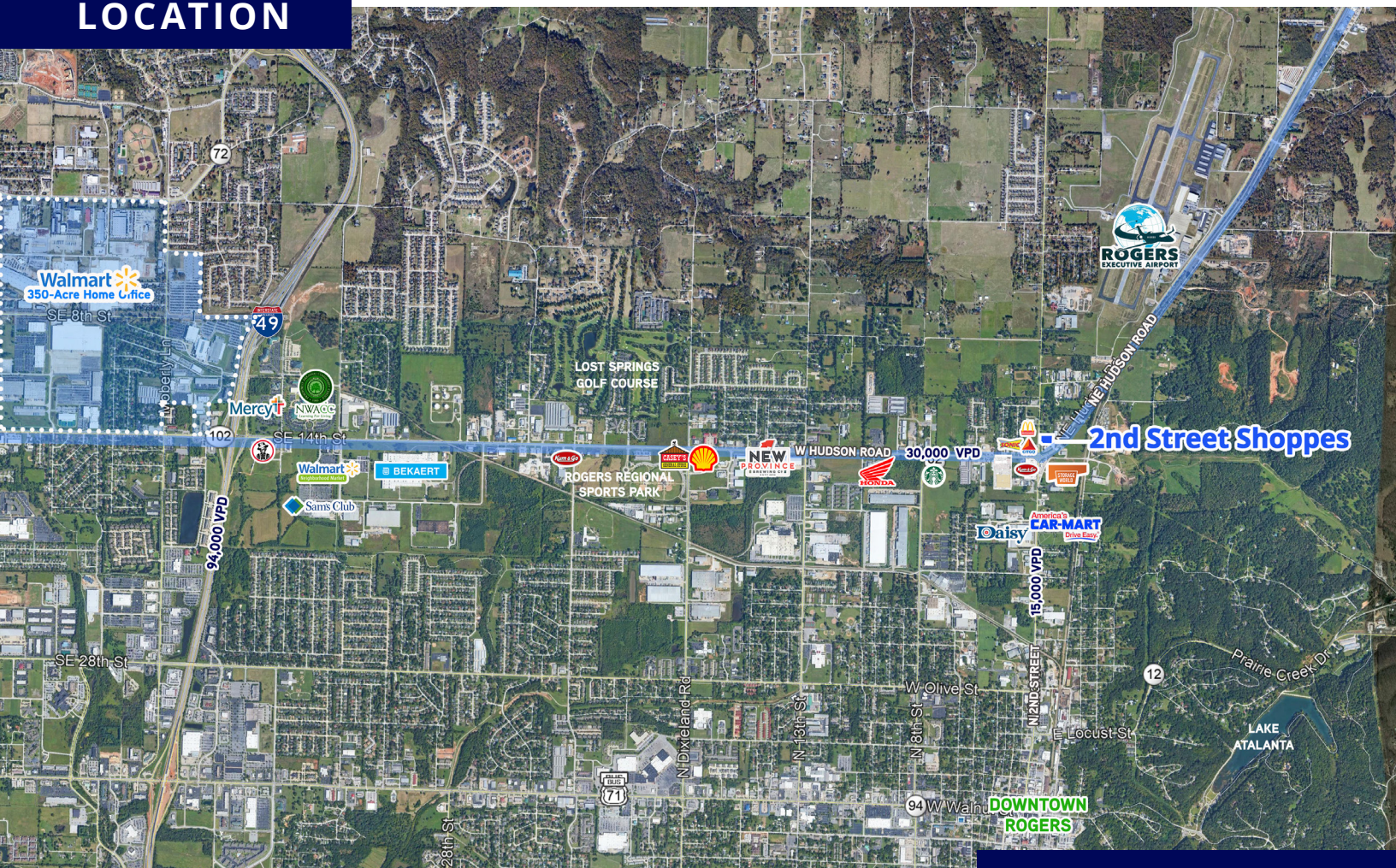
On hard corner
with traffic light



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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