

# FRISCO STATION

## RETAIL + FLEX SPACE FOR LEASE

100 N. Dixieland Rd. | Rogers, Arkansas 72756

Major redevelopment opportunity on the W. Walnut retail corridor

10,295-61,236 SF

RETAIL FRONTAGE

FLEX 12,960-16,637 SF



### LEASING CONTACTS

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# A REPOSITIONED RETAIL + FLEX DESTINATION

Frisco Station is being repositioned to meet the strong demand for large-format retail and flex commercial space along the W. Walnut corridor. The front of the property facing W. Walnut is available for Lease to one major supermarket and other soft-goods national retailers. The rear of the property with its own separate parking field is planned for Flex, showroom, warehouse, service, and commercial users.

- ✓ Major supermarket opportunity
- ✓ Soft goods / discount retail
- ✓ Large-format retail and junior box spaces
- ✓ Rear flex / showroom / warehouse leasing
- ✓ High visibility on W. Walnut with excellent access and signage

## 171,765 SF

FRONT RETAIL INVENTORY

## 28,030 SF

EXISTING PLANET FITNESS

## 71,609 SF

PLANNED REAR FLEX



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# PROPOSED MASTER DEMISING PLAN

RETAIL + FLEX SPACE FOR LEASE



**171,765 SF**

**FRONT RETAIL**



**28,030 SF**

**EXISTING PLANET FITNESS**



**71,609 SF**

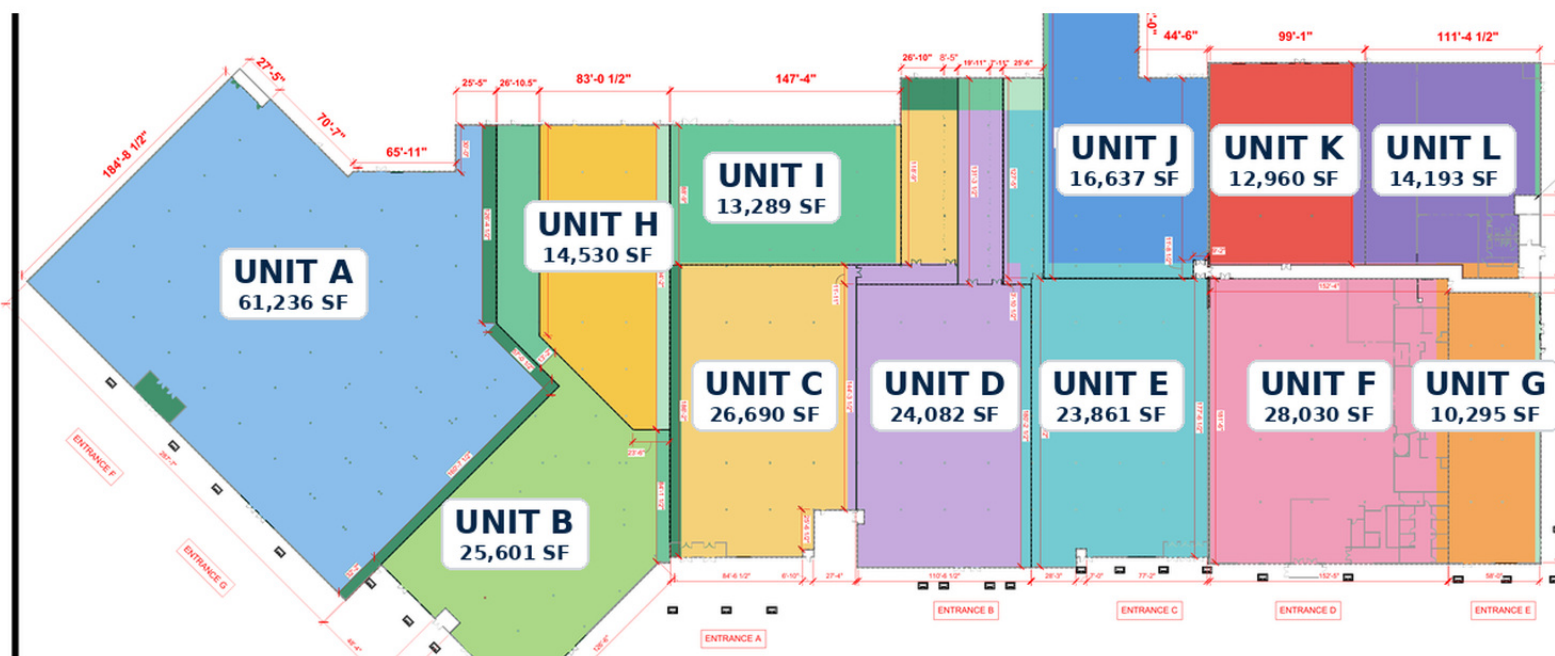
**PLANNED FLEX**

■ Front Retail / Anchor

■ Front Retail Units B-E, G

■ Planet Fitness - Existing

■ Rear Flex Units H-L



Color-coded plan: front retail A-G | rear flex H-L | C/D/E include dedicated rear loading / receiving.

## DEDICATED REAR LOADING / RECEIVING

**UNIT C**

**35'-3"**

(26'-10" + 8'-5") rear frontage  
Loading / receiving / service

**UNIT D**

**27'-10"**

(19'-11" + 7'-11") rear frontage  
Loading / receiving / service

**UNIT E**

**25'-6"**

Dedicated rear frontage  
Loading / receiving / service

These rear receiving/service areas are integral to Units C, D and E and are not part of the flex inventory.



## LEASING CONTACTS

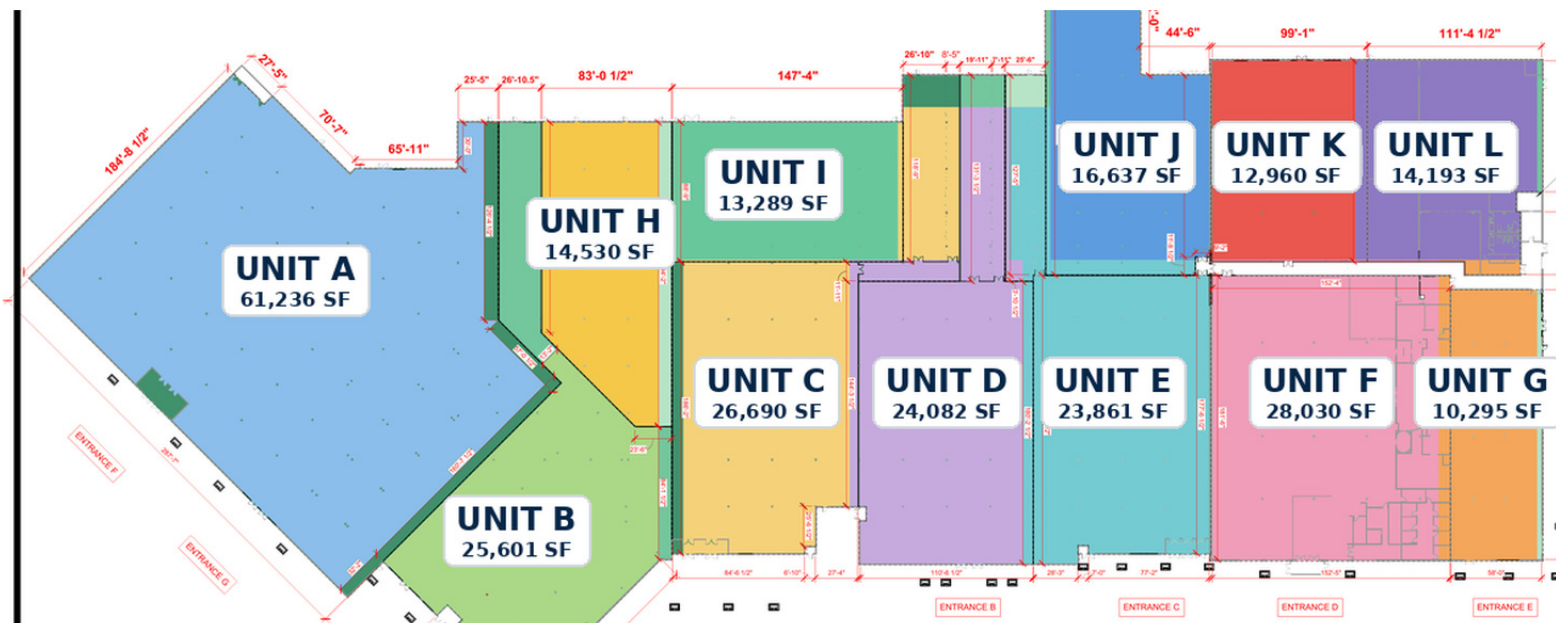
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## RETAIL DEMISING DETAIL | FRONTING W. WALNUT



UNITS C, D &amp; E INCLUDE DEDICATED REAR LOADING / RECEIVING / SERVICE AREAS

REAR FLEX UNITS H-L

UNIT H  
14,530 SFUNIT I  
13,289 SFUNIT J  
16,637 SFUNIT K  
12,960 SFUNIT L  
14,193 SF

UNIT F | PLANET FITNESS | 28,030 SF | EXISTING TENANT – NOT OFFERED FOR LEASE

## UNITS A-C

| UNIT | SIZE      | STATUS    | DESCRIPTION                                                 |
|------|-----------|-----------|-------------------------------------------------------------|
| A    | 61,236 SF | AVAILABLE | Major grocery / large-format anchor                         |
| B    | 25,601 SF | AVAILABLE | Large-format retail / junior box                            |
| C    | 26,690 SF | AVAILABLE | Junior box / soft goods / rear loading / receiving included |

## UNITS D, E &amp; G

| UNIT | SIZE      | STATUS    | DESCRIPTION                                                 |
|------|-----------|-----------|-------------------------------------------------------------|
| D    | 24,082 SF | AVAILABLE | Junior box / soft goods / rear loading / receiving included |
| E    | 23,861 SF | AVAILABLE | Junior box / soft goods / rear loading / receiving included |
| G    | 10,295 SF | AVAILABLE | Inline / junior box retail                                  |

REAL ESTATE SERVICES  
COMMERCIAL

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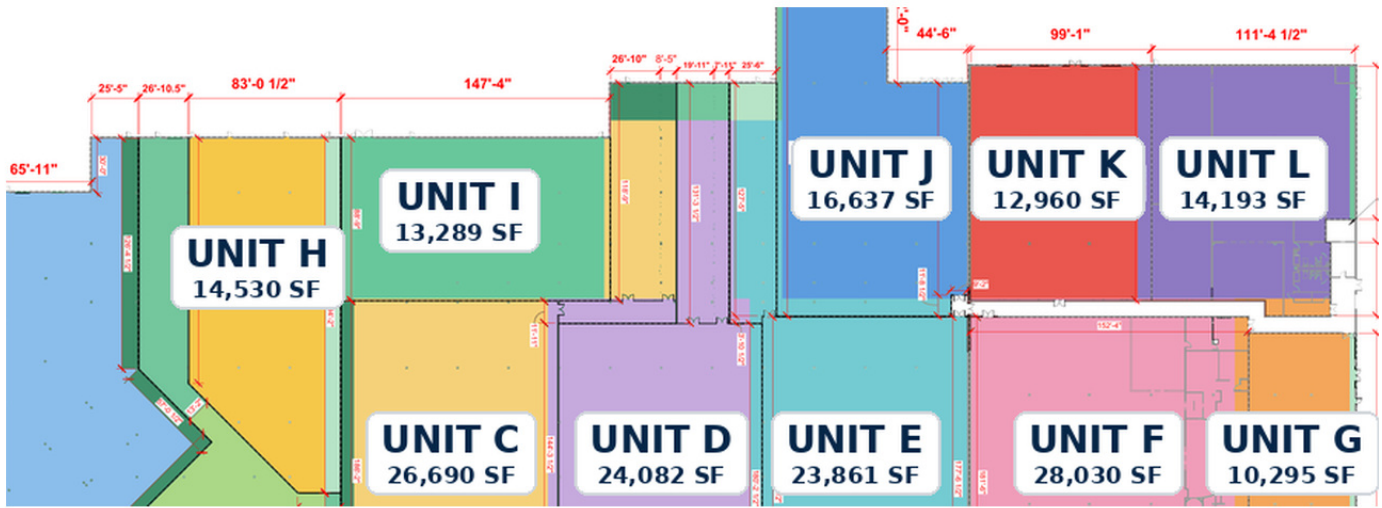
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# REAR FLEX DEMISING DETAIL

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Planned flex inventory + dedicated retail loading / receiving



C / D / E narrow rear bays are dedicated retail loading / receiving and are not flex inventory.

## PLANNED FLEX INVENTORY | 71,609 SF

| UNIT H       | UNIT I       | UNIT J       | UNIT K       | UNIT L                            |
|--------------|--------------|--------------|--------------|-----------------------------------|
| 14,530 SF    | 13,289 SF    | 16,637 SF    | 12,960 SF    | 14,193 SF                         |
| Planned Flex | Planned Flex | Planned Flex | Planned Flex | Current Ozark Golf / Planned Flex |

## DEDICATED RETAIL LOADING / RECEIVING | NOT FLEX

|                                       |                                         |                                             |
|---------------------------------------|-----------------------------------------|---------------------------------------------|
| UNIT C<br>35'-3"<br>(26'-10" + 8'-5") | UNIT D<br>27'-10"<br>(19'-11" + 7'-11") | UNIT E<br>25'-6"<br>rear receiving frontage |
|---------------------------------------|-----------------------------------------|---------------------------------------------|

Rear loading / receiving / service areas are integral to Units C, D and E and are included within those retail units.

Unit L is currently occupied by Ozark Golf but is planned for future flex use in the overall concept.



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# W. WALNUT RETAIL CORRIDOR

## REGIONAL POSITIONING

Strategically positioned along Rogers' primary retail corridor with direct access to I-49 and surrounded by national retailers, restaurants, and traffic generators.

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# DOWNTOWN ROGERS PROXIMITY

## LOCAL AMENITIES



### Minutes to Downtown Rogers

~3 minutes to the heart of Downtown Rogers



### Positioned on W. Walnut

high-traffic retail corridor with strong daily counts



### Near neighborhood retail & services

surrounded by national retailers and restaurants



### Strong local visibility

prominent location with excellent accessibility



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# TRADE AREA DEMOGRAPHICS + LEASING CONTACTS

| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES   | 10 MILES  |
|--------------------|----------|----------|-----------|-----------|
| Daytime Population | 10,230   | 54,906   | 107,806   | 251,624   |
| Average HH Income  | \$72,309 | \$95,208 | \$122,253 | \$131,630 |
| Total Households   | 4,043    | 21,186   | 41,591    | 93,071    |
| Average Age        | 34       | 33       | 33        | 34        |
| Businesses         | 506      | 2,448    | 4,505     | 6,763     |
| Employees          | 3,800    | 30,684   | 54,127    | 75,918    |

## 10-MILE TRADE AREA HIGHLIGHTS



POPULATION  
**251,624**



AVG. HH INCOME  
**\$131,630**



HOUSEHOLDS  
**93,071**



BUSINESSES  
**6,763**



EMPLOYEES  
**75,918**



AVG. AGE  
**34**

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