

FLEX SPACE FOR LEASE

1601 W ACORN DR, ROGERS, AR 72756



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

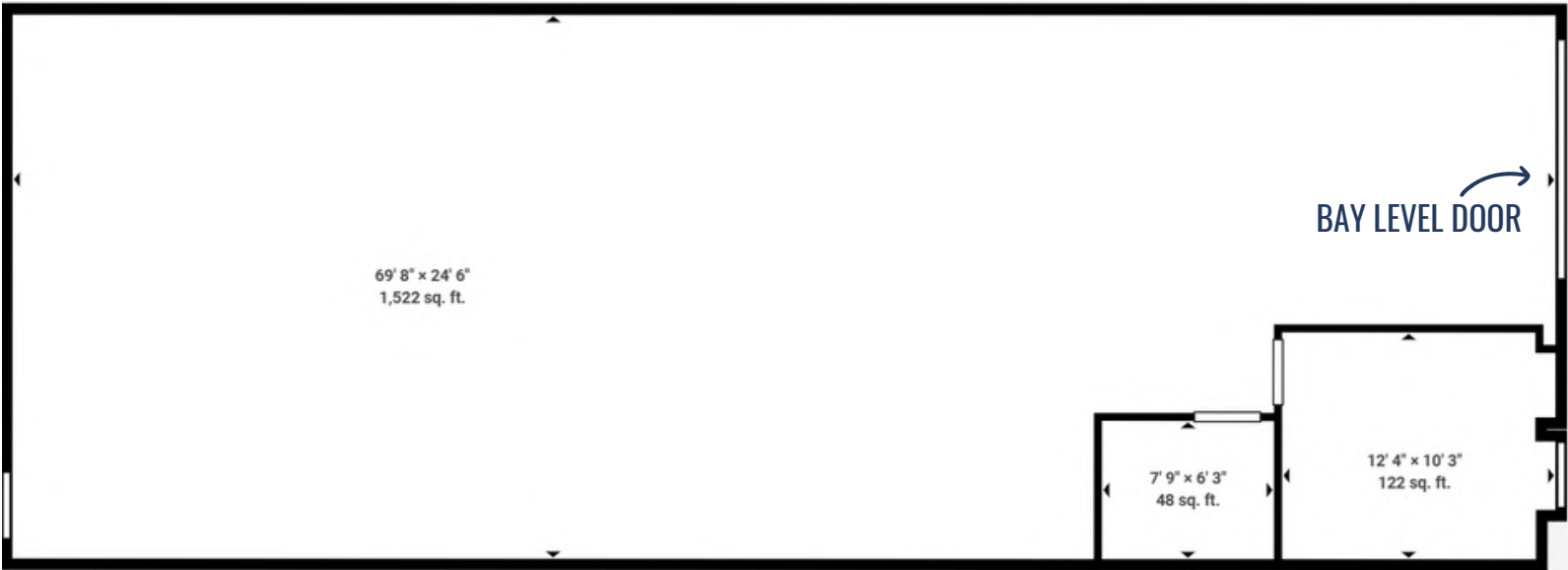
LEASE OVERVIEW

ADDRESS	1601 W ACORN DR
CITY, STATE	ROGERS, AR 72758
AVAILABLE	1,760 SF
ASKING RENT	\$12.00 PSF NNN
BAY LEVEL DOOR	1 (10 x 10)

PROPERTY HIGHLIGHTS

- + READY TO LEASE FLEX UNIT COMPLETE WITH ONE SMALL OFFICE & ONE HALF BATH
- + TWO MILES FROM INTERSTATE 49
- + EASY ACCESS TO MAJOR HIGHWAYS AND NEARBY AMENITIES

VIRTUAL TOUR





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AERIAL VIEW



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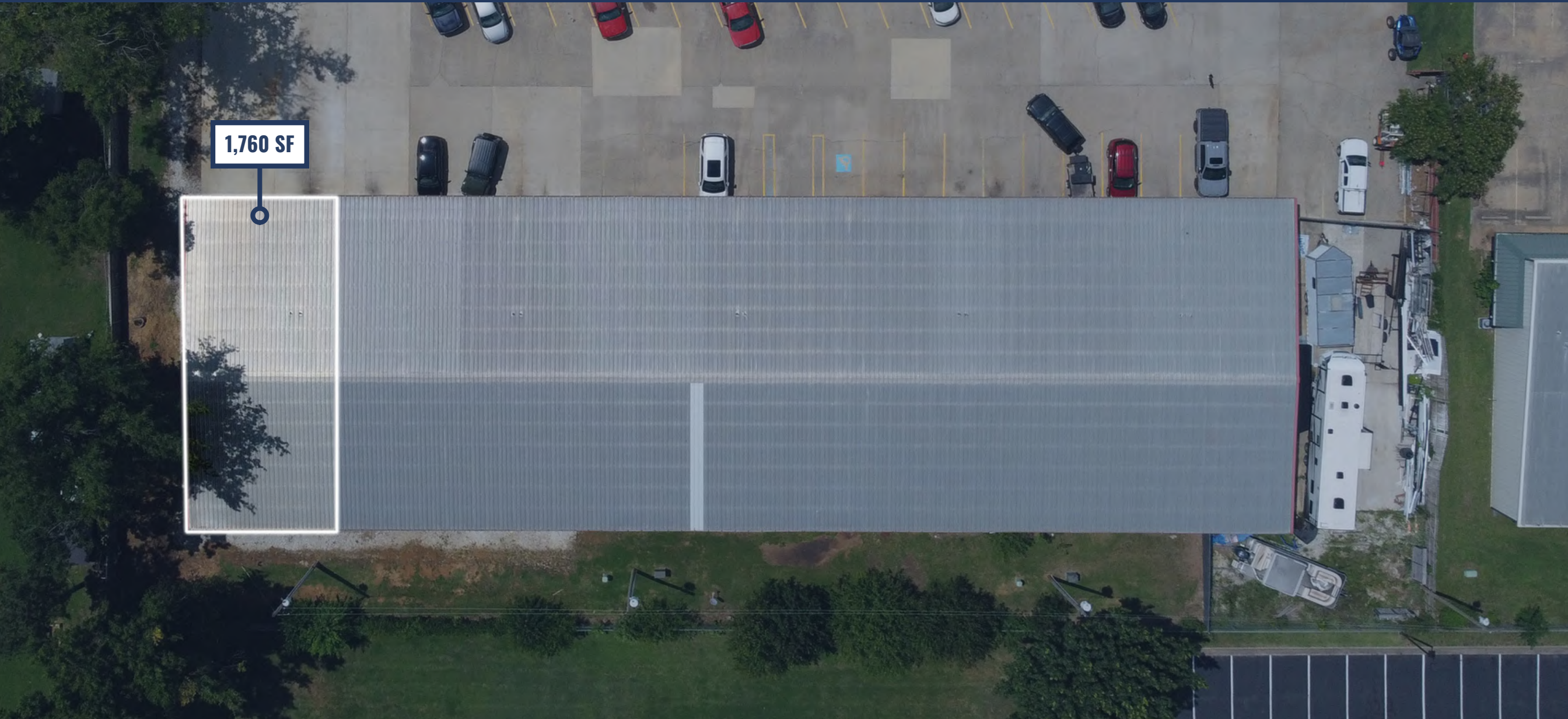
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OVERHEAD VIEW



1,760 SF



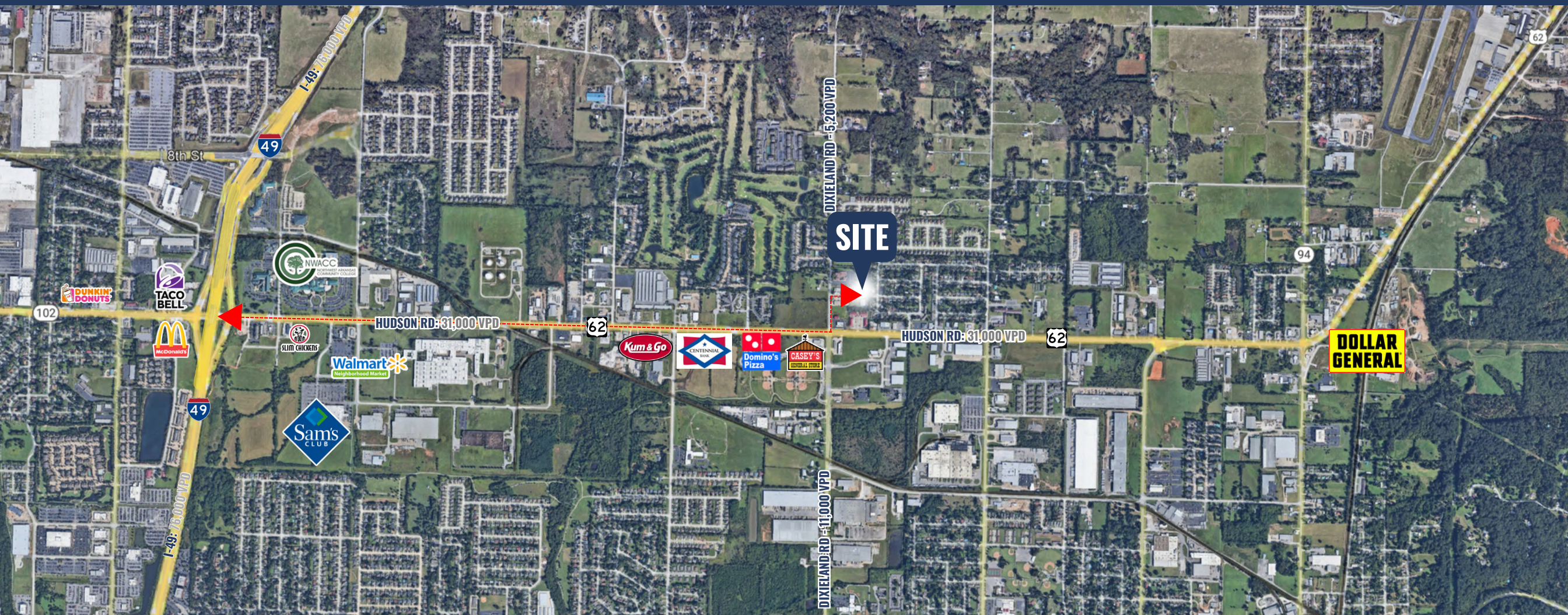
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SITE PHOTO



INTERSTATE-49
🚛 2.2 MILES ⌚ 6 MIN

WALMART HOME OFFICE
🚛 4.0 MILES ⌚ 10 MIN

J.B. HUNT
🚛 11.2 MILES ⌚ 18 MIN

HWY 71B
🚛 1.8 MILES ⌚ 5 MIN



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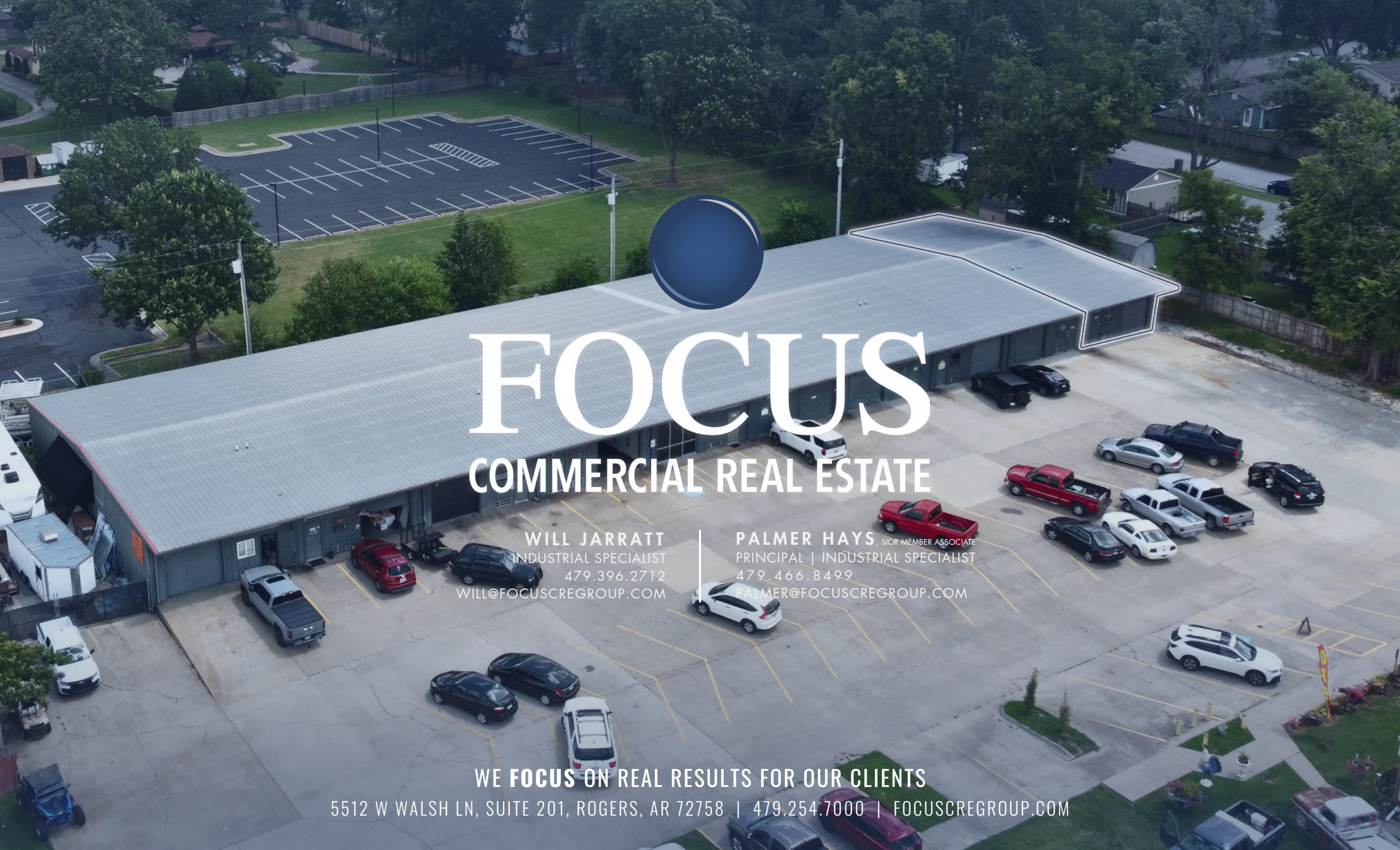
DRIVE TIME MAP



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FOCUS

COMMERCIAL REAL ESTATE

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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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