

+/- 1,500 SF RETAIL SPACE FOR LEASE



TUSCANY SQUARE PLAZA

2603 W Pleasant Grove Rd, Rogers, AR 72756



**+/- 1,500 SF
FOR LEASE**

PROPERTY DESCRIPTION

Prime retail opportunity available in the highly sought-after Tuscany Square Plaza in Rogers, AR. This +/- 1,500 SF inline retail space offers exceptional visibility and customer traffic, positioned between Starbucks and Great Clips with Subway anchoring the end cap. The location benefits from consistent daily visits generated by nationally recognized retailers and a strong surrounding residential and customer base. Previously occupied by a wireless carrier, the space is ideally suited for another cell phone provider, wireless retailer, internet service provider, electronics store, repair shop, or technology focused business seeking a proven retail location. The center offers excellent access, ample parking, and strong frontage along one of Rogers' busiest commercial corridors. Take advantage of this rare opportunity to establish your brand alongside national tenants in one of Northwest Arkansas' most active retail trade areas.

PROPERTY HIGHLIGHTS

- Prime Retail Space Off Pleasant Grove Rd (31,000 VPD)
- Easy access to I-49
- Prime Location Between Starbucks and Great Clips
- Ample Parking for Guests and Employees

OFFERING SUMMARY

Lease Rate:	\$34 SF/yr (NNN)
Available SF:	+/- 1,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,419	14,817	34,226
Total Population	3,811	43,556	97,212
Average HH Income	\$127,995	\$121,982	\$116,606

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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2605 SUITE 202 PHOTOS

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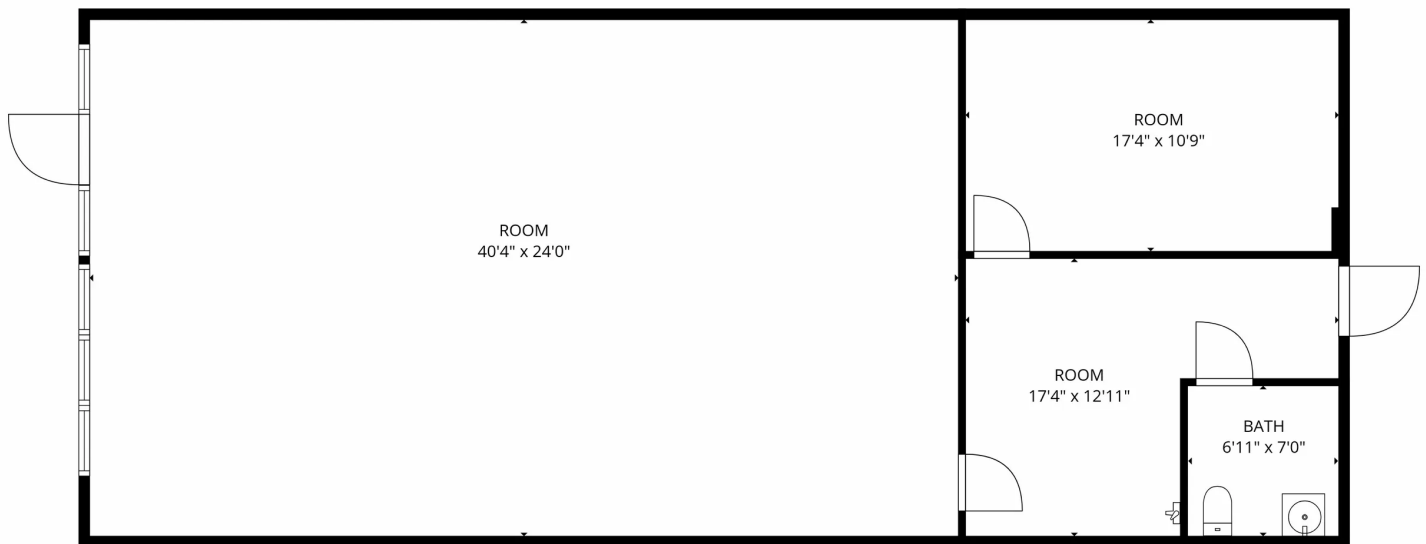
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2605 SUITE 202 FLOORPLAN

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2605 W Pleasant Grove Rd, Suite 202 +/- 1,500 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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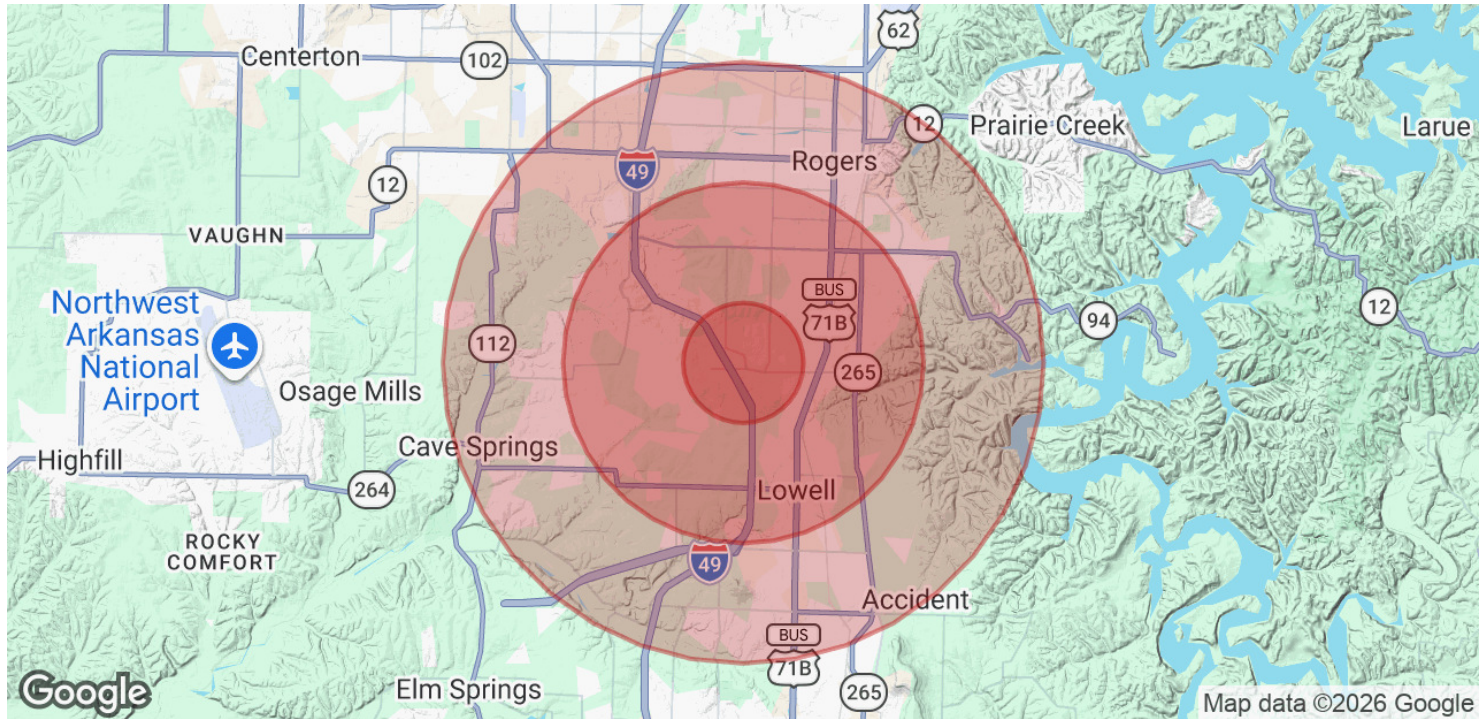
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,811	43,556	97,212
Average Age	33.0	32.9	34.1
Average Age (Male)	33.3	33.2	33.8
Average Age (Female)	31.0	32.5	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,419	14,817	34,226
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$127,995	\$121,982	\$116,606
Average House Value	\$396,494	\$359,130	\$352,072

2023 American Community Survey (ACS)

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