

5,471 SF SECOND-GENERATION COMMERCIAL SPACE

2090 W. PLEASANT GROVE RD | ROGERS, AR

FOR LEASE

SECOND GENERATION RESTURANT SPACE CONVERTED TO OFFICE SPACE

5,471 SF



HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

SECOND-GENERATION COMMERCIAL OPPORTUNITY

5,471 SF READY FOR OFFICE, RETAIL, RESTAURANT, SERVICE, OR MEDICAL USE.

This high-end second-generation restaurant was converted to office space and is already built out for minimal-change occupancy. The open-format suite retains the former restaurant vent hood and supporting components, giving the next restaurant, retail, office, service, or medical user a strong head start.

The suite joins Smoothie King in a modern multi-tenant building with 143 feet of direct frontage on W. Pleasant Grove Road. Its center-of-corridor position connects Walmart Supercenter, Academy Sports + Outdoors, Pleasant Crossing, and the S. 26th Street/ I-49 interchange.

SECOND-GENERATION FLEXIBILITY

Office buildout with former restaurant vent hood and components still in place for flexible reuse.

HIGH-VISIBILITY CORRIDOR

143 feet of direct frontage and approximately 31,000 vehicles per day on W. Pleasant Grove Road.

STRONG REGIONAL DEMAND

Nearby I-49 carries approximately 114,000 VPD; one-mile average household income is about \$151,000.

The site area is approximately 5,471 SF. All boundaries, road labels, traffic notations, nearby-business marks, map overlays, routes, pins, trade areas, and relationships are approximate and for reference only. Zoning, permitted use, access, utilities, dimensions, acreage, development feasibility, and municipal requirements must be independently verified. Information is believed reliable but is not guaranteed and is subject to change, withdrawal, prior sale, and correction without notice. Prospective purchasers should conduct independent due diligence and consult appropriate governmental, legal, engineering, surveying, and other professional advisors.

OFFERING SUMMARY

COMMERCIAL SPACE FOR LEASE

5,471 SF | Second-Generation Commercial Space

ASKING PRICE **\$35/SF/YEAR**

55 parking spaces | No sublease | No build-to-suit option



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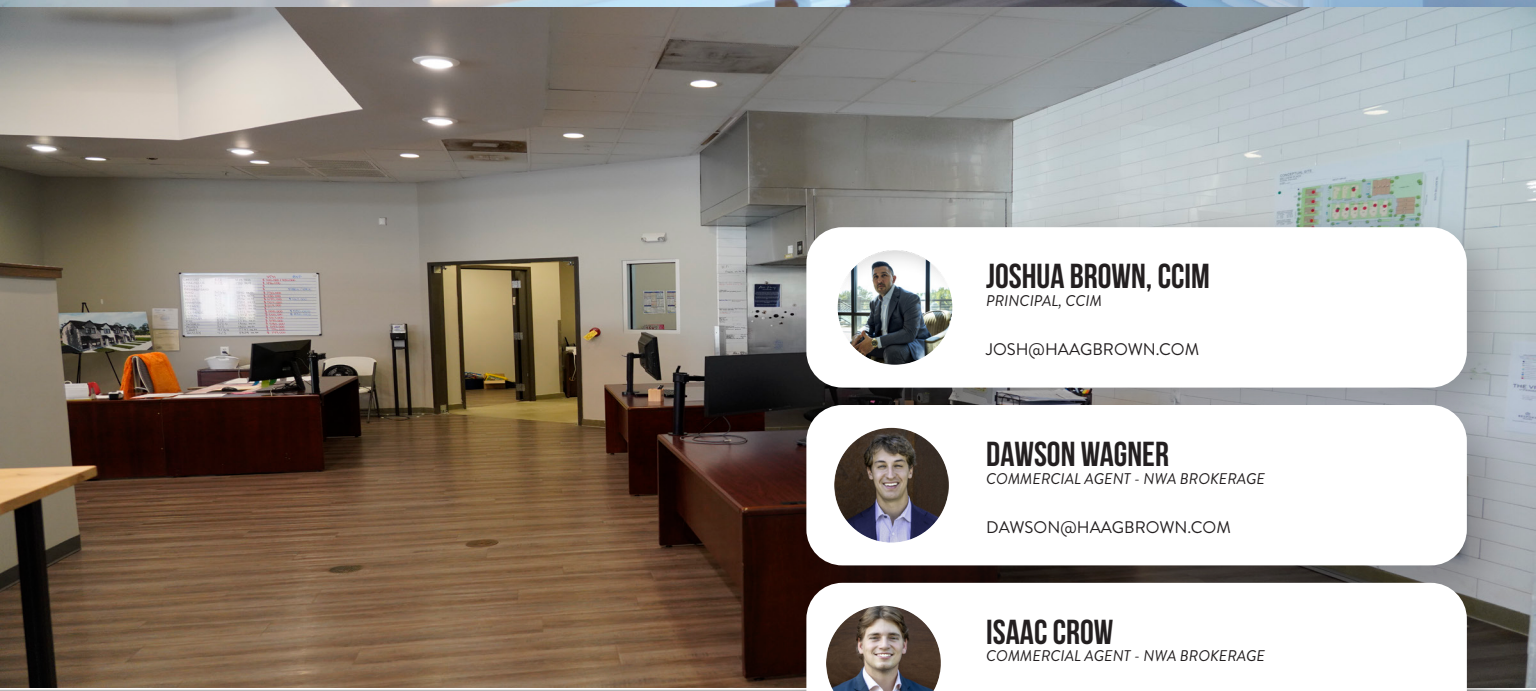
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FOR LEASE : 5,471 SF COMMERCIAL BUILDING



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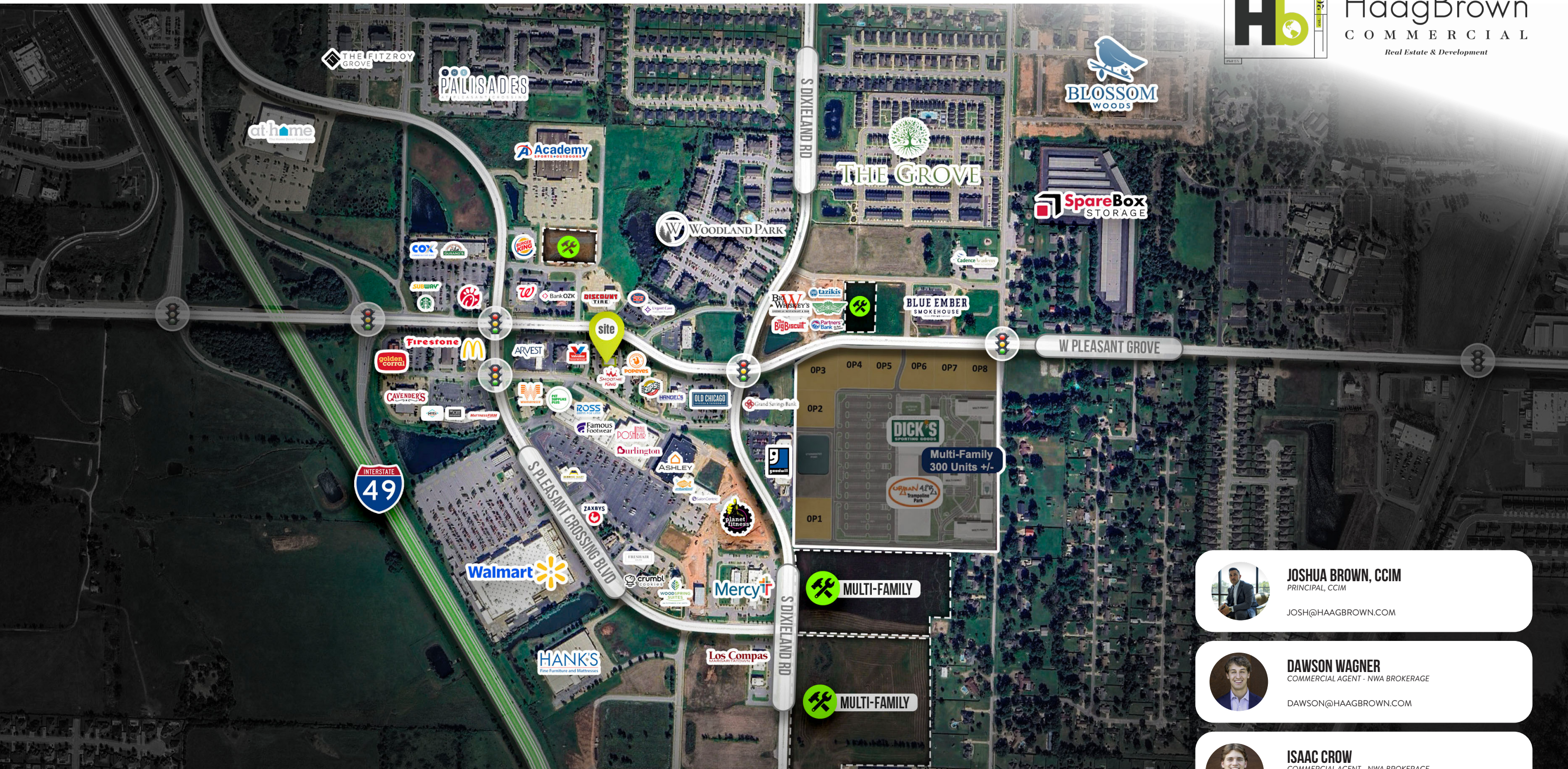
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