

For Sale

Office Building

\$279,000



302 S 20th St

Rogers, Arkansas 72758

Property Highlights

- Located in Midtown Rogers near Walmart Supercenter
- Easy access to high traffic W Walnut Street
- 2,215 SF
- 3 offices plus reception area
- Numerous professional and medical offices nearby creating synergy

Property Description

Located in Midtown Rogers near Walmart Supercenter with easy access to W. Walnut St. Neighbors include numerous professional and medical businesses. Total 2,215 SF, containing two office suites 1,107 SF each. One side currently leased to tenant with month-to-month lease, the other side vacant. Please respect tenants privacy, do not approach with questions. This building is a three-section condominium with three separate owners. Common to parcels 02-09333-003 and 02-09333-000.

OFFERING SUMMARY

Sale Price	\$279,000
Lot Size	0.05 Acres
Building Size	2,215 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,209	\$53,676
3 Miles	47,013	\$57,018
5 Miles	85,655	\$62,698

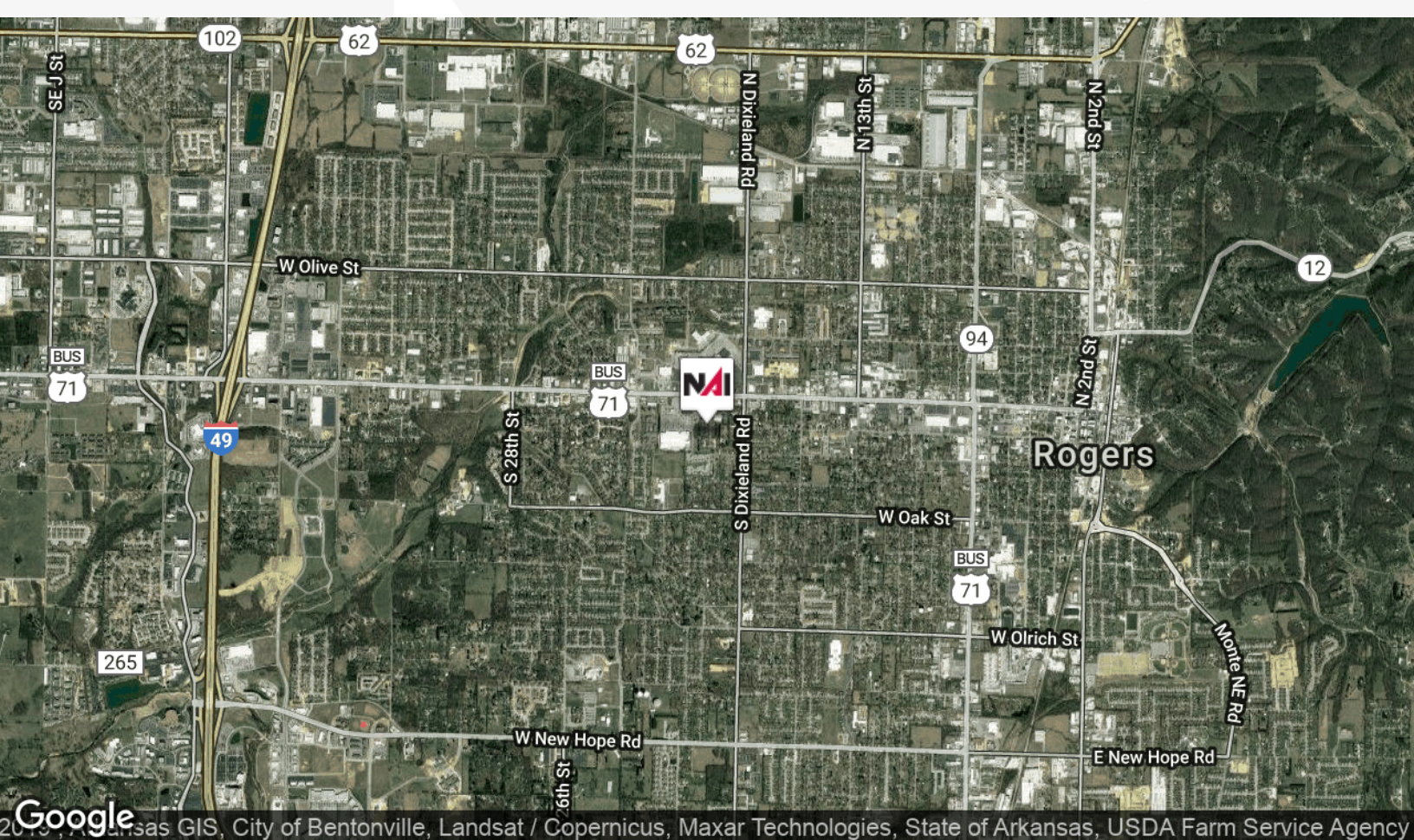
For more information

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Location Maps



Aerial Map



Google

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NAICapstone

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Retailer Map



DAILY TRAFFIC CONDITIONS

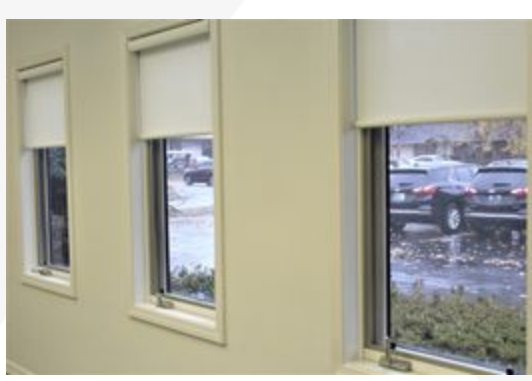
ROADS	DAILY TRAFFIC
W WALNUT ST	24,000- ADT
DIXIELAND RD	16,000 - ADT
OAK ST	5,100 - ADT

Figures shown represent estimates

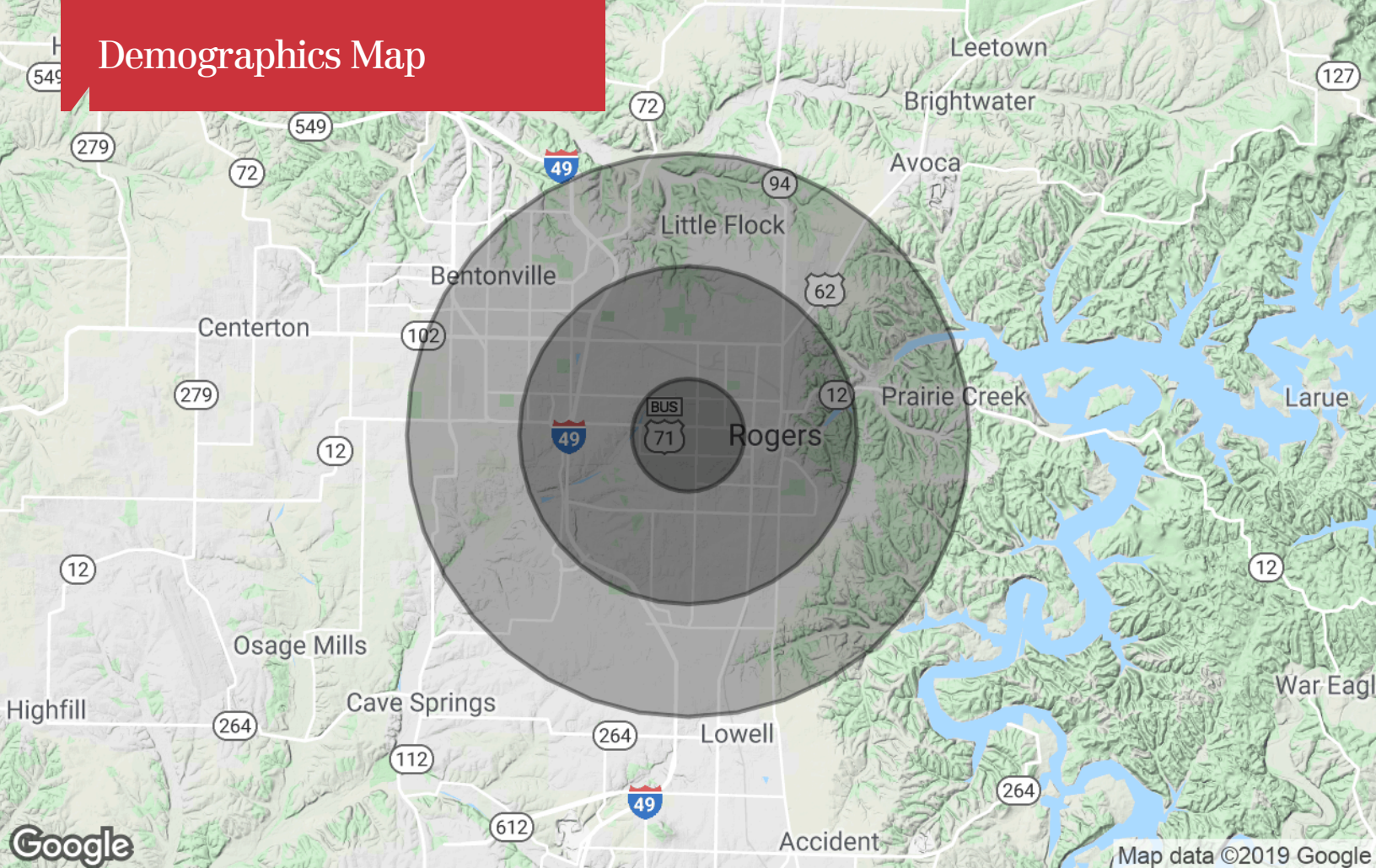
Google

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Additional Photos



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,209	47,013	85,655
MEDIAN AGE	33.9	32.8	32.3
MEDIAN AGE (MALE)	30.4	30.3	30.6
MEDIAN AGE (FEMALE)	36.2	34.5	33.8

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,055	17,600	31,839
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$53,676	\$57,018	\$62,698
AVERAGE HOUSE VALUE	\$139,024	\$143,200	\$189,433

Race

	1 Mile	3 Miles	5 Miles
% WHITE	77.5%	80.1%	80.9%
% BLACK	0.9%	0.9%	1.3%
% ASIAN	2.2%	2.4%	2.9%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.2%	1.1%	1.0%
% OTHER	18.2%	15.5%	13.9%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	30.4%	29.5%	25.4%

* Demographic data derived from 2010 US Census



Roger T. Reithemeyer MBA, CCIM

Commercial Advisor

Scope of Responsibilities

Roger joins NAI Capstone as a Commercial Real Estate Advisor specializing in medical office and general purpose office services. These services include:

Site Selection	Leasing	Market Analysis
Sales	Acquisitions	Tenant Representation

What Makes Me Stand Out

Highest Level of Accountability	Well Respected in the Community
Delivering on a Commitment	Persistence in Serving my Clients
Consistent Values	Reliability

Contact Information:

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Certified Commercial Investment Member (CCIM) with Skill Sets:

- Commercial Real Estate Financial Analysis
- Market Analysis
- User Decision Analysis
- Investment Analysis

Notable Projects

- 20 Years of Experience with Real Estate Processes
- Corporate Liason / Relationship with more than 220 Strategic National Partners
- Managed Real Estate Portfolio of more than 450 Businesses
- Responsible for Corporate Land Dispositions Generating \$10M in Sales
- Generated \$12M in Income from Real Estate and Leasing Projects

Background & Experience

Wal-Mart Stores, Inc. Realty Division:

Responsible for Land Disposition, Special Projects, Tenant Leasing, and Realty Management.

Wal-Mart Stores, Inc. Health & Wellness Division:

Supported Integration of Medical Clinics, Pharmacies, Vision Centers, and Durable Medical Equipment into Total Store Operations.

Wal-Mart Stores, Inc.:

Walmart Store and Sam's Club Operations serving as management in: Arkansas • Tennessee • Texas • Florida • Louisiana • Illinois • Missouri

Education

(John Brown University)

Master of Business Administration - International Business

MBA International Business Practicum - Brasil Studies Program

Bachelor of Science Degree - Organizational Management

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The world's largest commercial real estate network.

400+ local offices. 7,000 local market leaders.

All actively managed to work wherever you do.



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