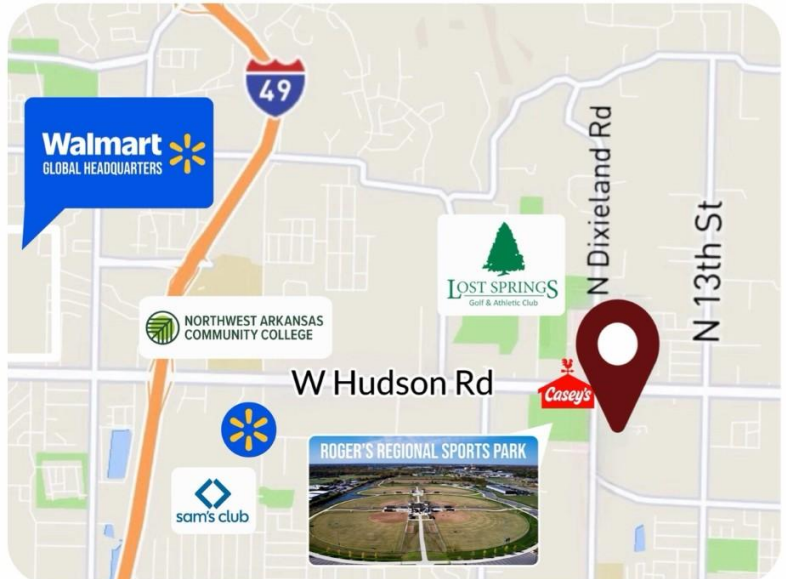


1704 W INDUSTRIAL DR - ROGERS, AR 72756

WELCOME TO MARKET COMMONS



**FULLY LEASED NNN
INVESTMENT OPPORTUNITY**



**EACH TENANT HAS
3% ANNUAL INCREASES**

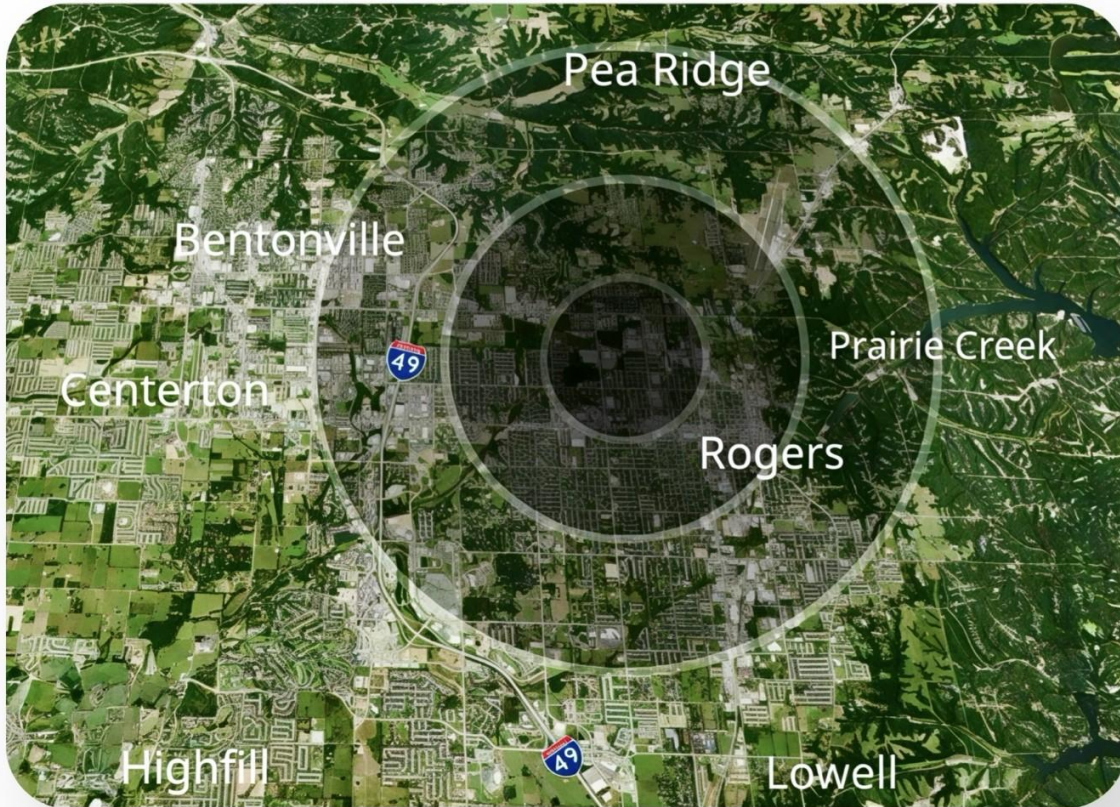


SITTON GROUP
DEVELOPMENT

2259 N 2nd St, Rogers, AR, 72756 | 479.372.4052 | www.sittongroup.com

1704 W INDUSTRIAL DR - ROGERS, AR 72756

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population(2025)	9,850	66,400	118,900
Projected Population(2030)	10,850	72,900	130,700
Population Growth Rate	1.9%	1.9%	1.9%
Average Age	34.2	35.1	35.4
# Of Persons Per HH	2.6	2.7	2.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,900	24,900	44,000
Average HH Income	\$78,500	\$96,800	\$103,900
Median House Value	\$285,000	\$365,000	\$405,000

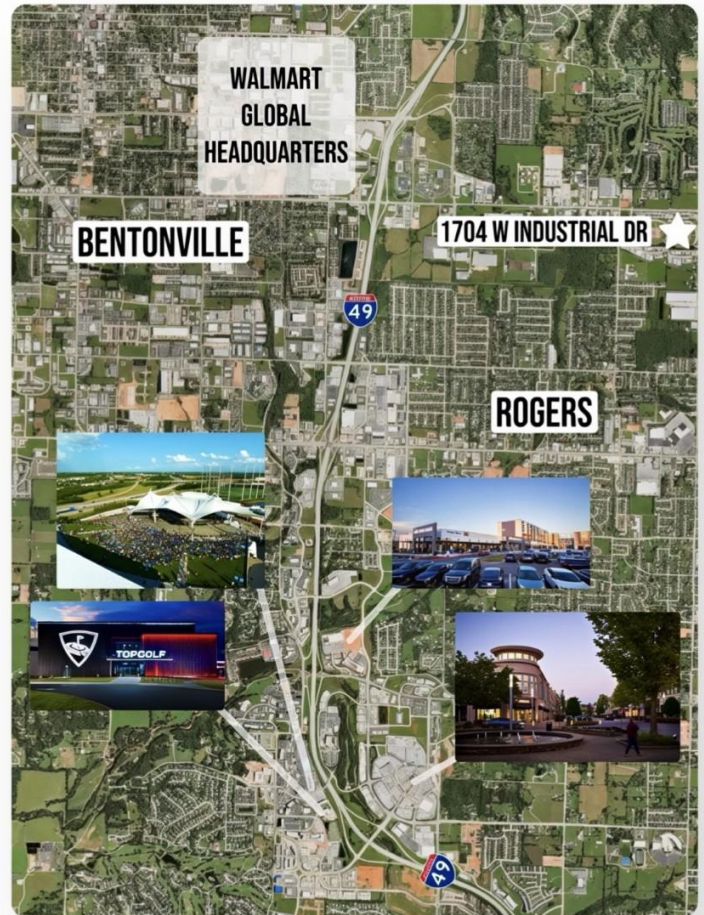
1704 W INDUSTRIAL DR - ROGERS, AR 72756

REGIONAL OVERVIEW



Bentonville has emerged as one of the fastest-growing and most dynamic cities in the country, anchored by the new Walmart Global Headquarters campus.

The city offers a unique blend of corporate innovation, entrepreneurial energy, and exceptional quality of life, supported by a thriving downtown, nationally recognized arts and cultural attractions, extensive trail systems, and a strong commitment to community investment. With continued growth in employment, infrastructure, and amenities, Bentonville has become a premier destination for both businesses and residents seeking long-term opportunity in Northwest Arkansas.



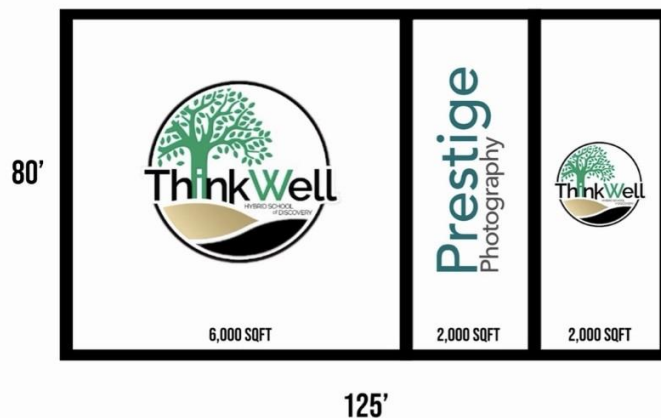
Rogers serves as the commercial hub of Northwest Arkansas, led by the continued expansion of the Pinnacle Hills corridor.

The area has experienced significant investment in retail, dining, entertainment, healthcare, and office development, creating one of the region's most vibrant business districts.

Anchored by destinations such as Pinnacle Hills Promenade and the Walmart AMP, Rogers continues to attract regional and national tenants while benefiting from strong population growth, excellent connectivity, and a diverse mix of amenities that make it a highly desirable place to live, work, and visit.

1704 W INDUSTRIAL DR - ROGERS, AR 72756

SITE MAP



1704 W INDUSTRIAL DR - ROGERS, AR 72756

TENANT SPOTLIGHT



ThinkWell Hybrid School of Discovery is a learning experience that blends the beauty of homeschooling with the energy of a dynamic classroom environment.

Students benefit from a flexible, family-centered approach while also enjoying meaningful social interaction, hands-on learning opportunities, and access to experienced educators.

THINKWELL IS LEASING 8,000 SQFT



Prestige
Photography



Prestige Photography is a part of the largest and most trusted family and school photography company in the country.

"We believe that every picture tells a story and that life is about making memories and sharing them with others.

Our intent is to help people live in the moment, capture memories, and share what matters, knowing that every moment counts."

PRESTIGE IS LEASING 2,000 SQFT

1704 W INDUSTRIAL DR - ROGERS, AR 72756

INVESTMENT SUMMARY

TOTAL PURCHASE PRICE	\$1,950,000
CAP RATE	7.5
NOI	\$146,367.78
OCCUPANCY	100%
SITE AREA	1.41 ACRES
BUILDING SITE	10,000 SQFT
YEAR BUILT	2000

Sitton Group Realty is pleased to present Market Commons, a 10,000-square-foot office investment property located at 1704 W. Industrial Drive in Rogers, Arkansas.

Situated on 1.41 acres in the heart of Northwest Arkansas, the property benefits from exceptional accessibility, positioned just minutes from I-49 and conveniently located between Downtown Rogers and Downtown Bentonville. Constructed in 2000, Market Commons offers a flexible layout that accommodates a variety of office, destination, or light industrial users, making it well-positioned to capitalize on the region's continued growth.



- Attractive opportunity for 1031 exchange buyers seeking passive income in a high-growth market
- Seller is based in NW Arkansas and willing to continue managing and leasing

1704 W INDUSTRIAL DR - ROGERS, AR 72756

FINANCIAL SUMMARY

INCOME

PER SQFT

Base Rental Income	\$145,377.24	\$14.54
2026 Reimbursements	\$28,318.00	\$2.83

Gross Income	\$174,040.00	\$17.40
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2025 EXPENSES

PER SQFT

Common Area		
Maintenance (CAM)	\$9,100.44	\$0.91
Insurance	\$4,722.30	\$0.47
Taxes	\$9,293.15	\$0.93
Tenant Utilities	\$1,002.30	\$0.10
Waste Removal	\$3,554.03	\$0.36

Gross Expenses	\$27,672.22	\$2.77
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NET OPERATING INCOME	\$146,367.78	\$14.63
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