

5506 WALSH LANE

ROGERS | AR

Flake & Kelley Commercial is the agent for the owner of the property described herein. Matthew Dearnley, Jessica Dearnley, Hank Kelley, and John Flake hold Arkansas Real Estate Licenses and are partners in Flake & Kelley Commercial and a member of the ownership property. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of the material is prohibited without the comment of Flake & Kelley Commercial.

FLAKE & KELLEY
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BROKERAGE & LEASING • RETAIL, TENANT AND LANDLORD REPRESENTATION • PROPERTY MANAGEMENT
INVESTMENT SALES • DEVELOPMENT MANAGEMENT • CONSULTING SERVICES

4100 CORPORATE CENTER DRIVE • SUITE 101 • SPRINGDALE, AR • 479.443.8002

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SITE OVERVIEW

AVAILABLE

Suite 200 - 8,653 SF

Suite 208 - 3,572 SF (Shell Space)

LEASE PRICE

\$17.00 PSF | Net of Janitorial

HIGHLIGHTS

Class "A" Office Building located off Pinnacle Hills Parkway. Easy access to Interstate 49. Close to Bonefish Grill, Carrabba's, Theo's, Crabby's, Tropical Smoothie, and more restaurants.

TRAFFIC COUNTS

I-49 - 80,000 VPD

Pinnacle Hills Pkwy - 12,000 VPD

LAND AREA

3.12 Acres

BUILDING EXTERIOR

Modern, contemporary, single-level building with all glass frontage and brick exterior



LOCATION

3 MILES
POPULATION
— 39,802

AVERAGE HH INC.
\$107,964
TOTAL HH | 14,889

7 MILES
POPULATION
— 157,894

AVERAGE HH INC.
\$89,489
TOTAL HH | 56,880

5 MILES
POPULATION
— 112,292

AVERAGE HH INC.
\$86,229
TOTAL HH | 40,976

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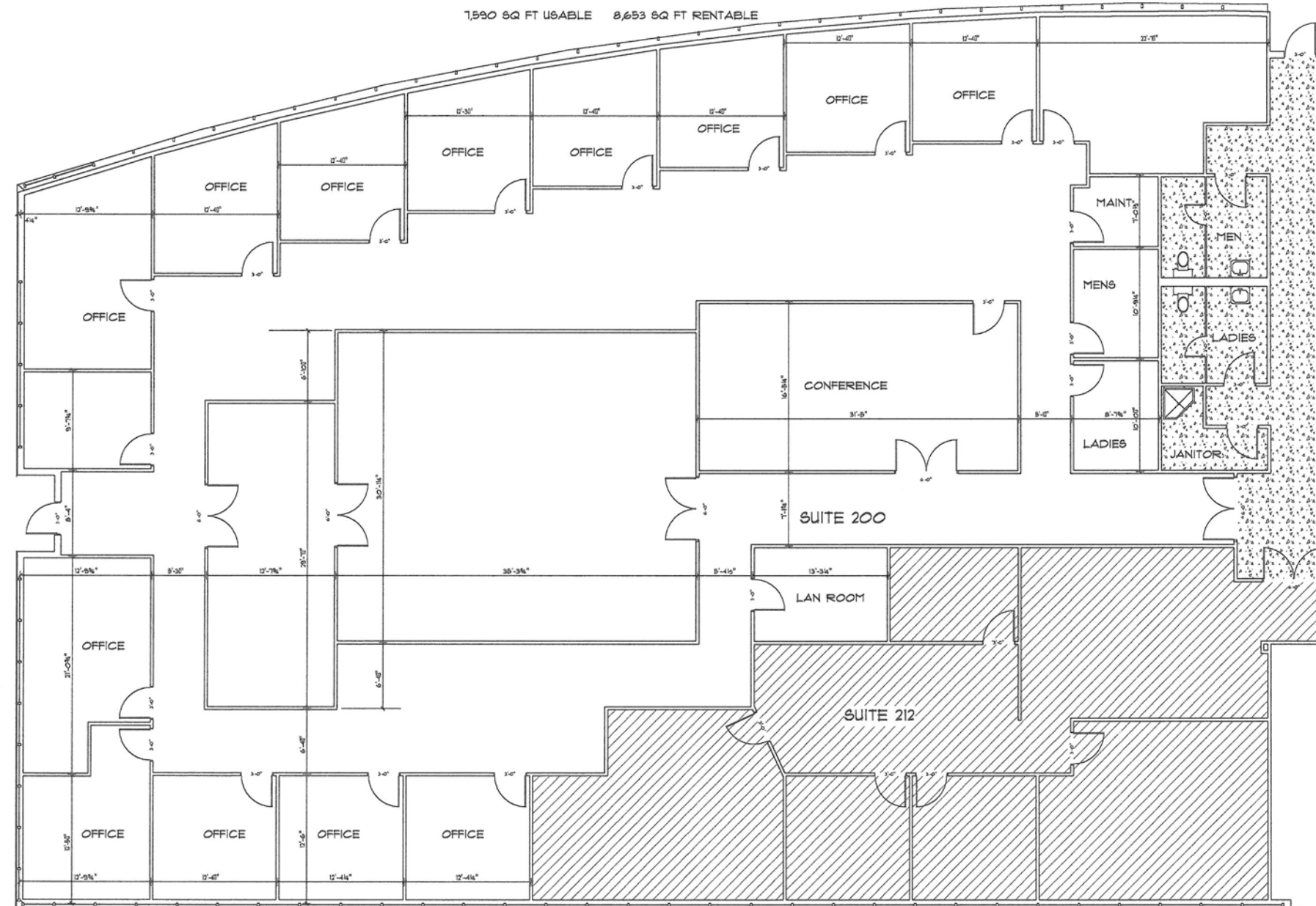
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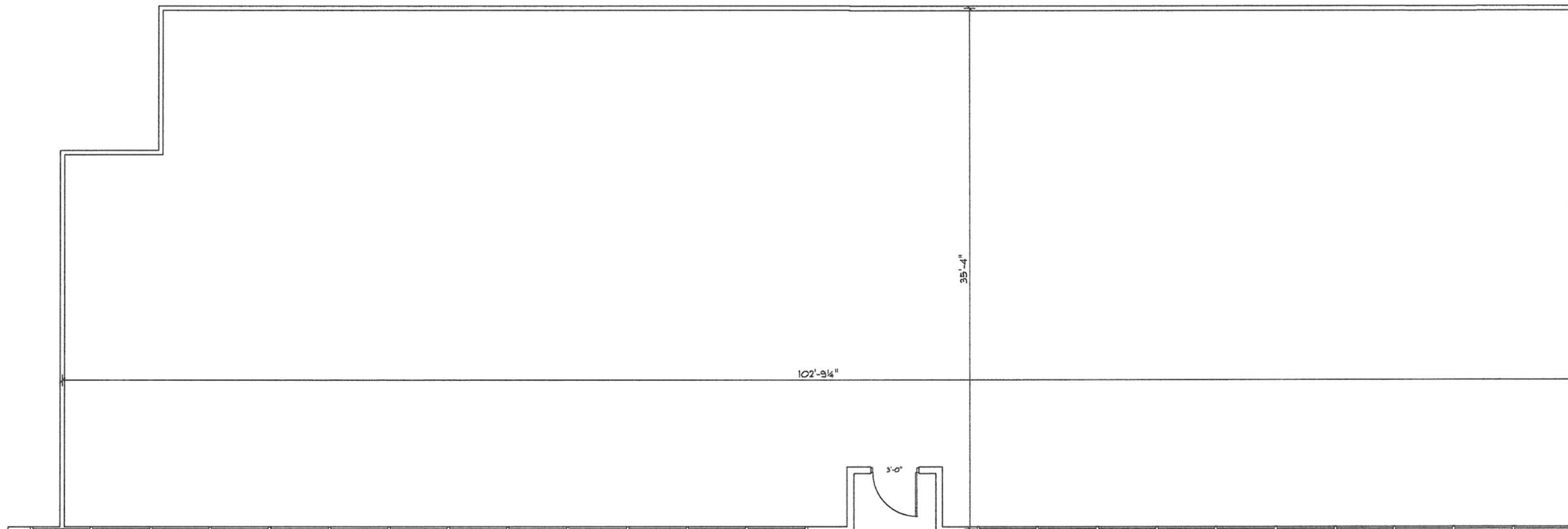
	SITE PLAN
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SUITE 200

7,590 SQ FT USABLE 8,653 SQ FT RENTABLE



SITE PLAN | 208



MARKET OVERVIEW

Rogers, Arkansas is part of Northwest Arkansas (NWA, officially designated by the United States Census Bureau as the Fayetteville–Springdale–Rogers Metropolitan Statistical Area) and includes Fayetteville, Springdale, Rogers, and Bentonville, the third, fourth, eighth and tenth largest cities in Arkansas. These cities are located within Benton and Washington counties.

As per the 2016 United States Census Bureau estimates, NWA is the 105th largest metropolitan statistical area in the United States (525,032 residents) and is currently the 22nd fastest growing MSA in the United States. NWA is currently Number- 104 out of 382 MSA's in the US, and is on pace to break top-100 by 2019. The MSA covers 3,213.01 square-miles (8,322 km²), located within the Boston Mountains and Springfield Plateau subsets of The Ozarks. Northwest Arkansas doubled in population between 1990 and 2010, and growth has continued to increase steadily since. In 2017, the local workforce grew by 4.5%, and of 11,000 jobs the state is expected to add this year, 6,000 of those will be in Northwest Arkansas.

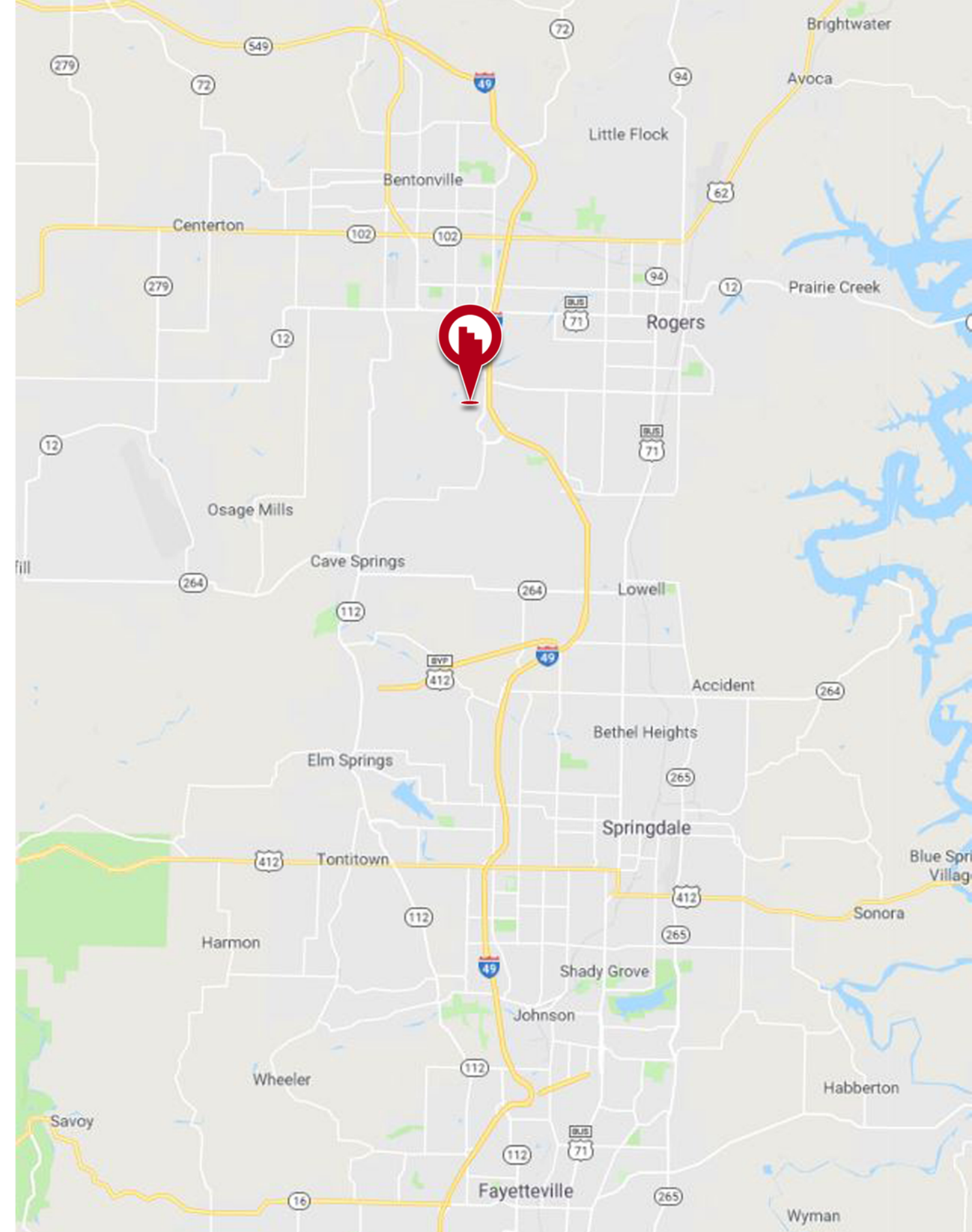
Northwest Arkansas is known nationally as the home to three Fortune 500 companies (Walmart, Tyson Foods and J.B. Hunt), but many other Fortune 500 companies have employees based on the region to do business with Walmart. The Walmart suppliers with offices in the region include

Procter & Gamble, Mondelez International, 3M, General Mills, Disney, Coca-Cola, Kimberly Clark, Johnson & Johnson, Hershey and more than 1,400 other companies. Thanks to the wide variety of career opportunities provided by the headquarters of these industry giants and their many suppliers, the region is one of the fastest growing areas in the country, with unbelievable demographics.

NWA has also seen significant investment in amenities, including the Crystal Bridges Museum of American Art, the Walmart AMP, and the NWA Razorback Regional Greenway.

Rogers offers access, low cost of living, a strong customer base, an enviable quality of life and an international playing field all with the feel of a small town. It's the perfect place to expand, startup or relocate a business.

Dynamic growth has continued in the region in numerous business sectors, including corporate services/information technology, food-related industries, healthcare, sustainable technologies, transportation and logistics, hospitality, and retail. The opening of the World Trade Center Arkansas in 2007 permanently altered the business landscape in Northwest Arkansas, and the global business leadership of companies like Walmart, Tyson Foods and J.B. Hunt Transport Services is evident.



JESSICA DEARNLEY, CFA, CPA, CCIM

PRINCIPAL BROKER | PARTNER | EXECUTIVE VICE PRESIDENT



CELL: 479.200.5532

DIRECT: 479.695.8261

JDEARNLEY@FLAKEANDKELLEY.COM

In addition to having significant experience in office and retail landlord representation, principal broker and partner, Jessica Flake Dearnley is held to a greater ethical and fiduciary duty with Chartered Financial Analyst (CFA) and Certified Public Accountant (CPA) designations. She takes pride in providing financial and leasing advice and reports to her clients on a regular basis. Her background includes experience in asset management and valuations as well as credit analysis. Jessica is highly involved in education in the community. She is a board member of the St. Joseph Catholic School where she also serves on the finance committee, in addition to serving as a member of the Haas Hall Charter School Development Committee.

MATT STROM

ASSOCIATE



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DIRECT: 479.695.8262

MSTROM@FLAKEANDKELLEY.COM

Matt Strom joined Flake & Kelley in 2016 after transferring back from Denver, CO. While there, he acquired the Series 7 and Series 63 license to sell real estate investments. Matt gained invaluable sales experience selling investments which have certainly carried over into his new role as a real estate broker. He is currently representing several landlords and tenants in commercial leasing, completed a 1031 Exchange for an out-of-state investor, and listed/sold several acres across Northwest Arkansas. Also, Matt received the 2017 NWA CCIM Chapter Scholarship and is quickly working towards achieving the CCIM Designation.



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C O M M E R C I A L



FLAKE & KELLEY

WHO WE ARE

Flake & Kelley is a results-driven commercial real estate firm headquartered in Little Rock, Arkansas. We represent numerous property owners and investors and take pride in maintaining long-term relationships with our clients, with an average length of management at nine years. Our efficiency, reliability and resourcefulness allow us to provide our customers with a competitive advantage.

HISTORY

Founded in 1979 by John Flake, (Hank Kelley joined as partner in 1984) the real estate firm has built their management portfolio and brokerage clients over the past four decades.

Now in our 39th year, Flake & Kelley has over 50 associates and a representative client base that is second to none. We are proud to be recognized as the premier full-service commercial real estate firm in Arkansas.

FLAKE & KELLEY TODAY

Our management portfolio currently ranges from single tenant net-leased retail property to our largest property – the Simmons Tower. We also now have over 30 years of experience in tenant representation.

Flake & Kelley serves the entire state with emphasis on central and North-west Arkansas. We have offices in both markets to better serve our clients.

39 YEARS of
COMMERCIAL
REAL ESTATE
EXPERTISE

