

1802 S 8th Street

Rogers, Ar 72756



List Price: \$2,500,000
MLS#: 1339762
Beds: 0
Garage: 0
Square Feet: 7,560
Price / Square Foot: \$330.69
Type: CommercialSale
County: Benton
School:

Description

This 100% occupied, single-tenant investment is situated on a prime hard-corner location at S 8th Street and W Lilac Street, benefiting from strong traffic counts and excellent visibility. The property is secured by a long-term lease in place through July 2032, featuring built-in 2.0% annual rent increases that provide steady and predictable income growth. Investors also benefit from a five-year tenant renewal option, offering the potential for extended stability. Designed as a low-management, passive investment, the asset is well-suited for long-term holders seeking durable cash flow. Located within the high-growth Rogers, Arkansas corridor, the property is surrounded by established commercial activity and continues to benefit from the area's strong economic and population expansion.

Property Details

Lot Size	2.23 Acres
Listed By	Moses Tucker Partners-Bentonville Branch