



FOR LEASE

Asking Price:

\$41.00 NNN

+/- 9,500 SF

**Office & Retail
(Mixed-Use)**

Contact us:

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3692 Pinnacle Hills Parkway

Rogers, Arkansas

Property Amenities

- New mixed-use development in Rogers' Pinnacle Hills submarket
- Ground-floor retail opportunity (ideal for restaurant or evening-driven concept)
- +/- 9,500 SF of retail/office space
- Second-floor office space available
- Located in high-growth Pinnacle Hills corridor near retail, dining and entertainment
- Strong visibility and access along Pinnacle Hills Parkway
- Average household income exceeds \$187K within 1 mile

Located in the heart of Rogers' Pinnacle Hills corridor, this new mixed-use development puts tenants steps from the Walmart AMP, Pinnacle Hills Country Club, Mercy Hospital, and the Pinnacle Hills Promenade. With ground-floor retail ideal for a restaurant or evening concept and second-floor office space in one of NWA's highest-income submarkets, this is a rare opportunity to plant your flag in a corridor where people already want to be.

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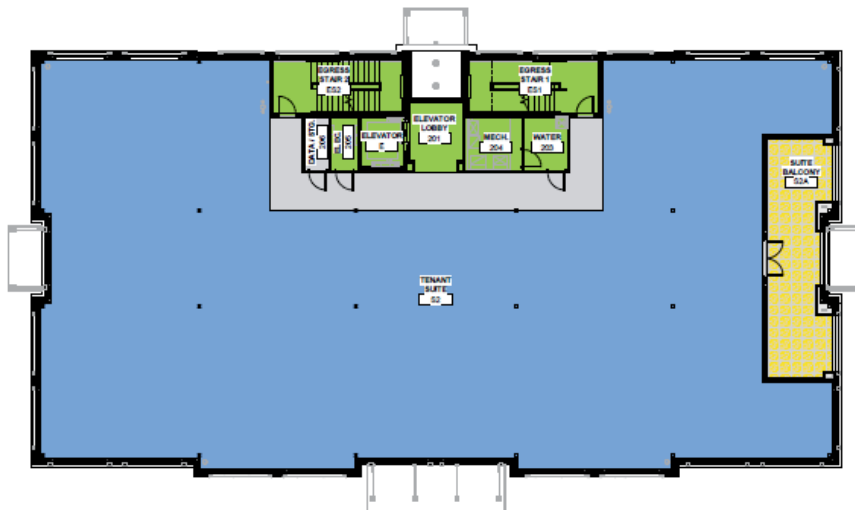
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Ground floor



1 FIRST FLOOR PLAN
1" = 10'-0"

2nd floor



2 SECOND FLOOR PLAN
1" = 10'-0"

3rd floor

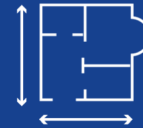


3 THIRD FLOOR PLAN
1" = 10'-0"

Property Features



Adjacent to Pinnacle Hills Country Club



Optional floor plans available



Several restaurants within walking distance



Walk to the Walmart AMP for a concert



Uptown overpass leading to Mercy Hospital & Pinnacle Hills Promenade

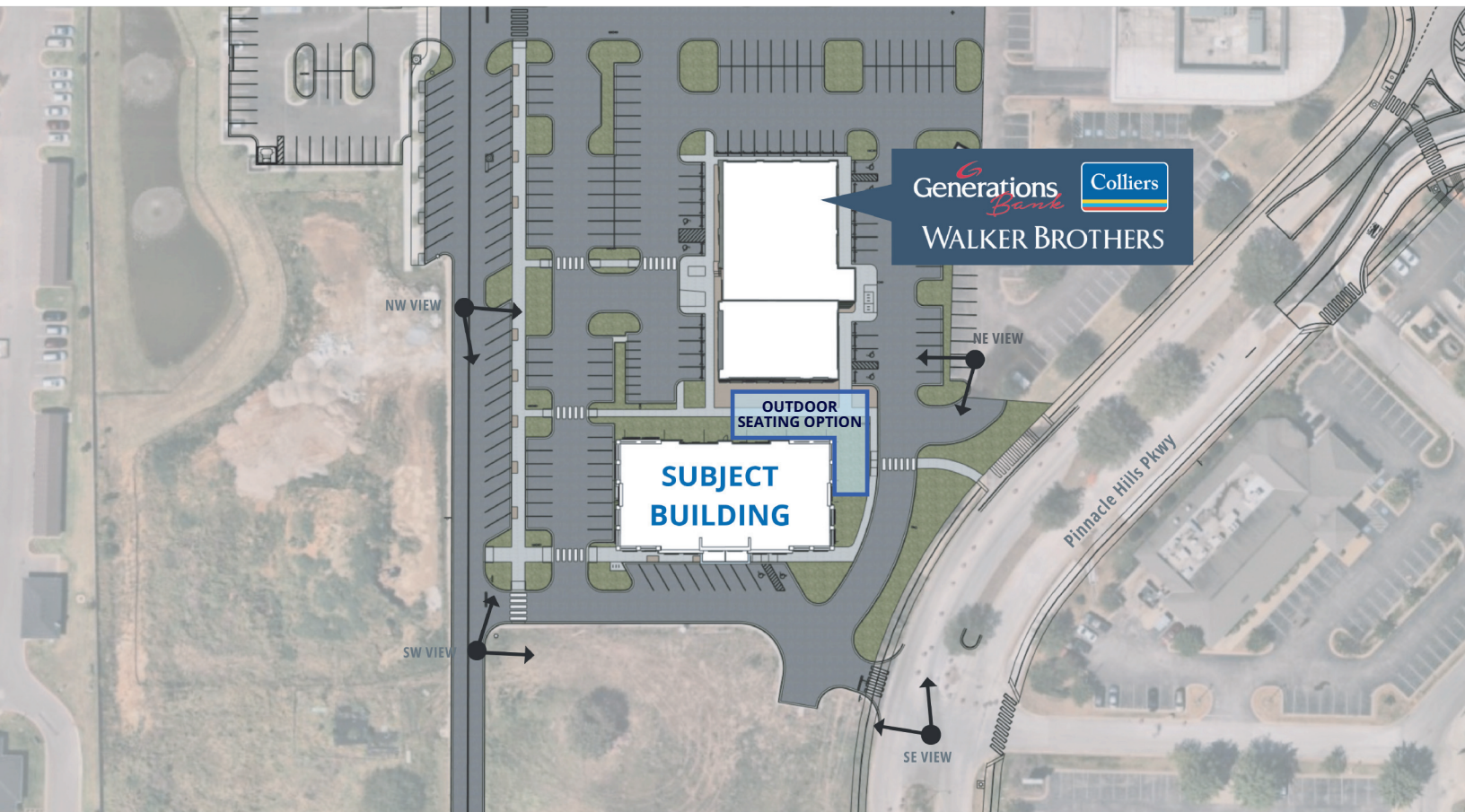
Availability

Ground Floor: RETAIL
Divisible spaces available

Second Floor: OFFICE
Divisible spaces available

Third Floor: OFFICE
Leased

Pinnacle Hills Mixed-Use Development



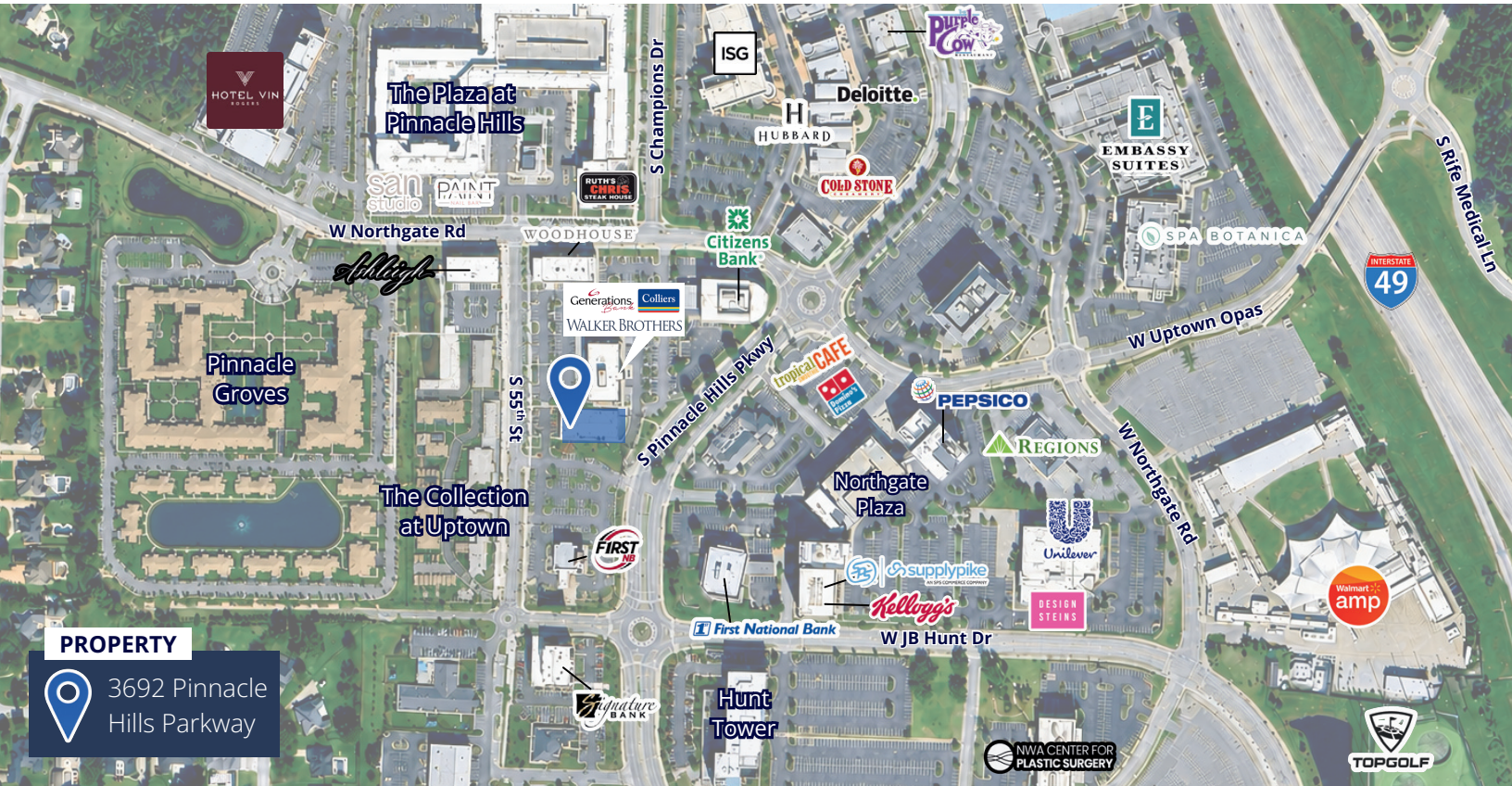
Pinnacle Hills Mixed-Use Development



Pinnacle Hills Mixed-Use Development



Ongoing infrastructure improvements and connectivity enhancements continue to strengthen access throughout the area, linking the corridor to major destinations including Pinnacle Hills Promenade and nearby medical and employment centers. The central location provides convenient access in every direction, supporting a seamless live-work-play environment.



Location



PROPERTY



3692 Pinnacle
Hills Parkway

Pinnacle Hills is one of Northwest Arkansas' premier submarkets, known for its mix of executive housing, Class A office and destination retail and dining. The area continues to attract professionals and businesses seeking a highly amenitized and centrally located environment.

Today, Pinnacle Hills offers a true "live, work, play" experience, where residents and employees benefit from a connected corridor, often meeting daily needs within minutes of home or office.



2026 Total Daytime Population:

482,376
1 Mile

872,410
3 Miles

1,269,597
5 Miles

Demographics

	1 Mile	3 Miles	5 Miles
Population (2025)	5,714	59,877	134,060
Projected Population (2030)	6,366	65,793	147,139
Average HH Income (2025)	\$82,946	\$125,528	\$135,200
Proj. Average HH Income (2030)	\$87,971	\$135,662	\$145,901
Households (2025)	2,676	24,338	51,421

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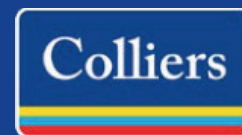
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About the Brokers



Alan W. Cole, CCIM

Specializes in tenant representation, development consulting, leasing, and land sales and acquisitions. Alan assists tenants in identifying and securing locations in Arkansas, Oklahoma, Missouri and Tennessee. Alan has been a market leading retail specialist since 2003, when he joined the firm that is now Colliers | Arkansas. As a lifelong resident of Northwest Arkansas, he has extensive market knowledge with contacts locally, regionally and nationally.



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Wade Smith, SIOR

Wade Smith has more than 20 years of commercial real estate experience in both Dallas, Texas and Northwest Arkansas. A native of Arkansas, he moved back to Arkansas to join the Colliers office of NWA in 2016 after previously working with Colliers in Dallas, TX since 2011. At Colliers, he has specialized in Office and Industrial leasing and sales.

Wade's responsibilities include new business development, lease structure and negotiation, market and financial analysis. Throughout his brokerage career Wade has represented a wide range of corporate users in both the office and industrial sectors.



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