



**FOR LEASE**

Asking Price:

Negotiable

Total Acreage:

9.62 Acres

Contact us:

**Mason Wood**

Brokerage | Arkansas

+1 479 409 0409

mason.wood@ar.colliers.com

**Alan W. Cole, CCIM**

Principal & Executive VP

+1 479 644 5849

alan.cole@ar.colliers.com

**Colliers**

Accelerating success.

3503 S 55th Street, Suite 200

Rogers, AR 72758

P: +1 479 636 9000

F: +1 479 254 3799

colliers.com

## PADS ACROSS FROM WHOLE FOODS

45th St & New Hope Rd  
Rogers, Arkansas

**Build-to-Suit or Ground Lease Opportunities in the Region's Retail Epicenter!**

Versatile T 4.2 zoning allows for a wide range of commercial uses, making these lots ideal for retail & office users.

- **Unmatched Location:** Next to upcoming Whole Foods & across from Northwest Arkansas' largest new mixed-use development (The Summit)
- **Affluent Trade Area:** Strong household incomes & high discretionary spending
- **High Visibility & Access:** Prime frontage with seamless I-49 connectivity
- **Flexible Lot Sizes:** Configured to your business needs
- **Pinnacle Hills / Uptown Hub:** Surrounded by the region's highest concentration of national brands

Copyright © 2025 Colliers.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# VISUAL OVERVIEW



# POSSIBLE SITE PLANS



**Disclaimer:** Renderings are for marketing purposes only; not responsible for project changes, completion, or timing, or delivery.

# LOCATION



*Now Leasing — Limited Availability in  
Northwest Arkansas' Premier Retail  
Corridor*

## Demographics

	1 Mile	3 Mile
Population (2025)	7,420	62,856
Projected Population (2030)	8,032	68,360
Average HH Income (2025)	\$90,983	\$112,987
Households (2025)	2,879	23,984

Copyright © 2025 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

**Contact us:**

### **Mason Wood**

Brokerage | Arkansas  
+1 479 409 0409  
mason.wood@ar.colliers.com

### **Alan W. Cole, CCIM**

Principal & Executive VP  
+1 479 644 5849  
alan.cole@ar.colliers.com

**Colliers**

Accelerating success.

3503 S 55th Street, Suite 200  
Rogers, AR 72758  
P: +1 479 636 9000  
F: +1 479 254 3799  
colliers.com