

**FOR LEASE**

PINNACLE HILLS RESTAURANT SPACE

Property Highlights

- 9,478 ± SF
- Lease Rate: \$28.00/SF NNN
- TI Negotiable
- Available Q2 of 2025
- Former Ruth's Chris Steak House, which is relocating to a new, larger location down the street
- Covered patio space
- Easy access to Interstate 49
- Close to Embassy Suites, Rogers Convention Center, Top Golf and many other business and entertainment amenities

For more information, please contact:

Tom Allen, CCIM
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PROPERTY PHOTOS

3529 PINNACLE HILLS PKWY | ROGERS, AR 72758



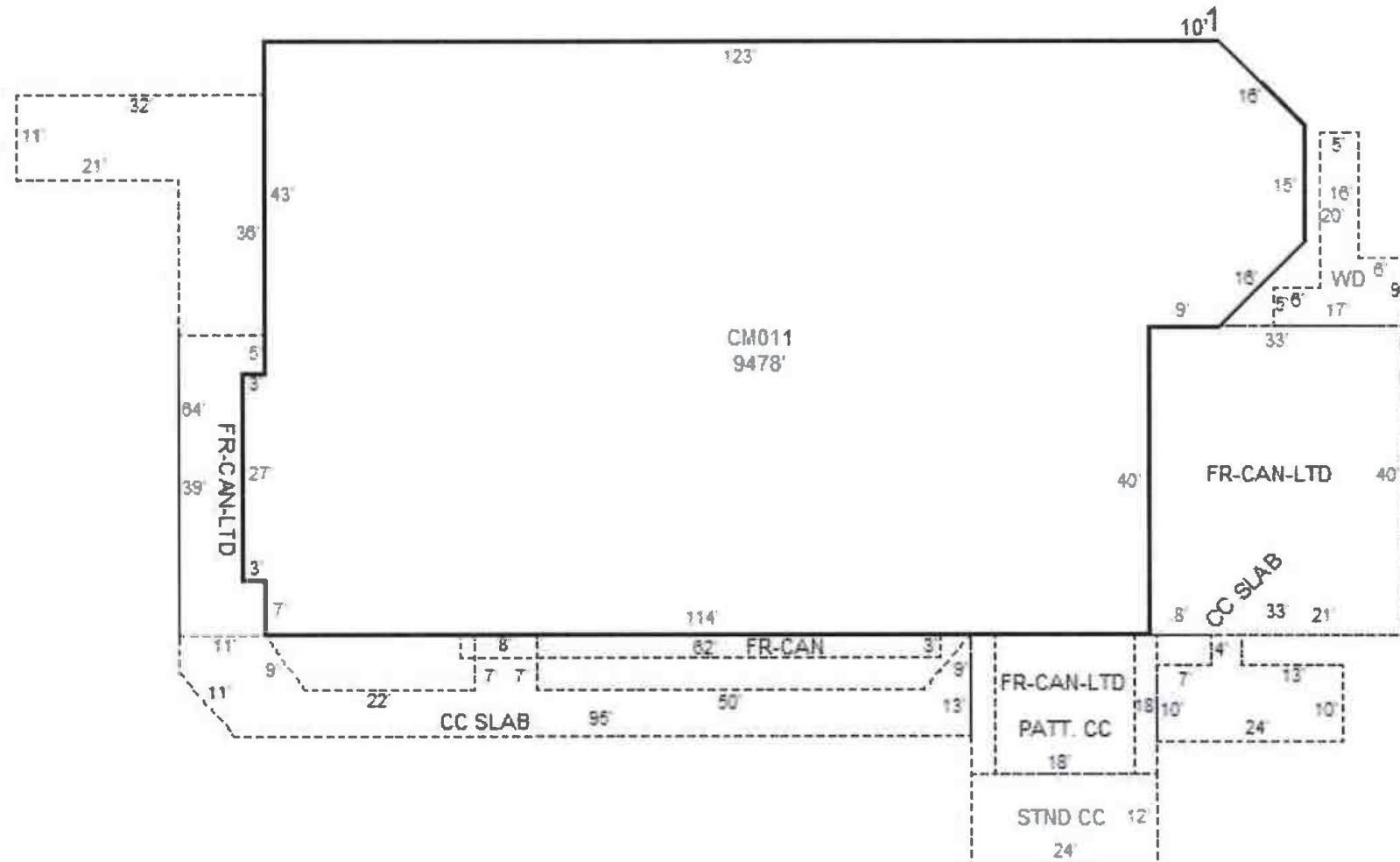
CUSHMAN &
WAKEFIELD



FLOOR PLAN 3529 PINNACLE HILLS PKWY | ROGERS, AR 72758

**CUSHMAN &
WAKEFIELD**

 sage
PARTNERS



1 - 3X16 SFPL
2 - 4X14 SFPL
1 - 4X6 DFPL

DEVELOPMENT MAP

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AMENITIES MAP

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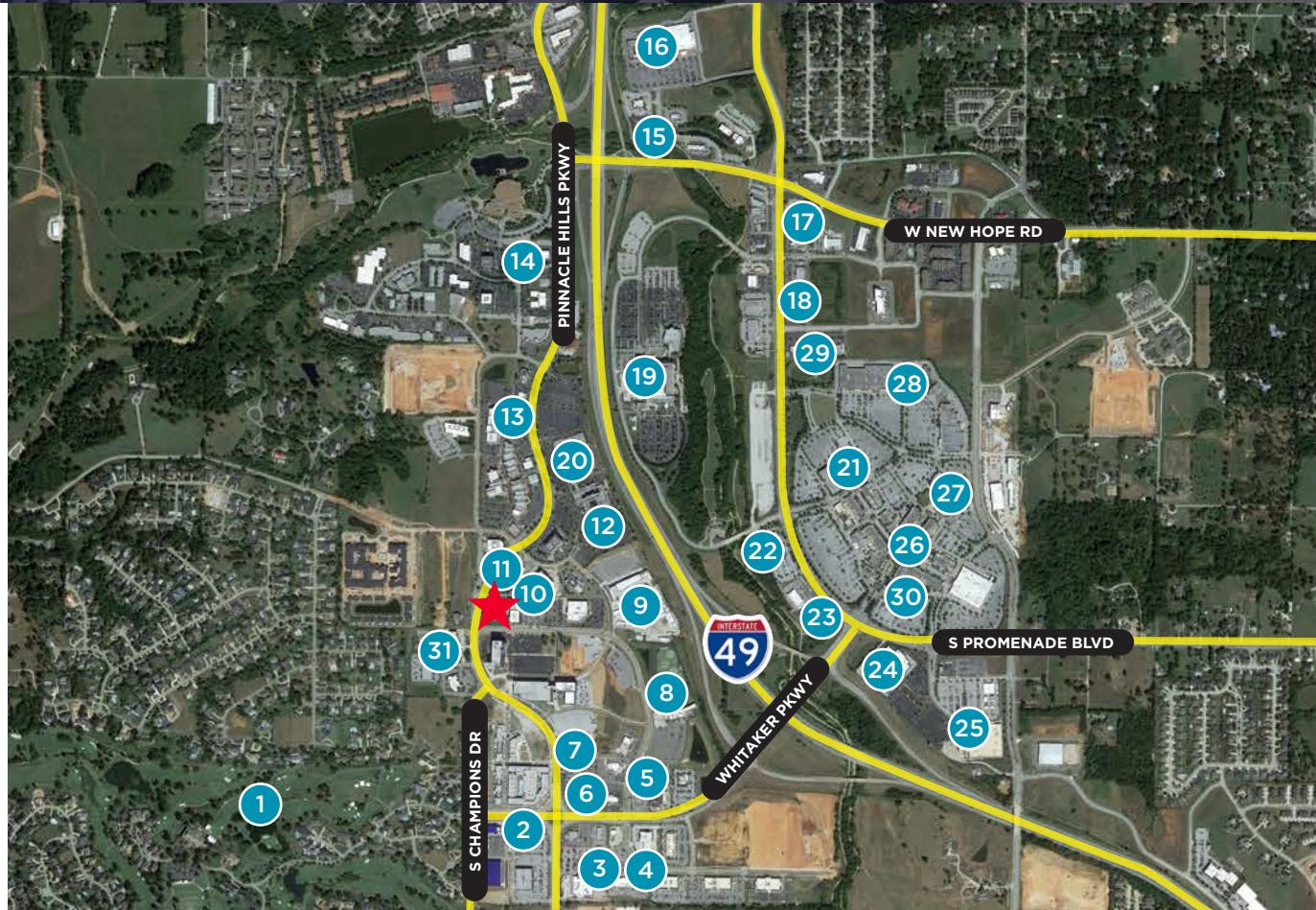


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



1. Pinnacle Country Club	6. Wright's BBQ, Cappuccino, Lavish Nail Lounge	11. Debbie's Family Pharmacy, Howse	16. Cold Stone	21. Starbucks	26. Local Lime
2. Newk's Eatery, Hero's Coffee, Luma, Orange Theory, Walker Bros	7. Tacos4Life, Walkons, Saltgrass	12. Red Lobster, Olive Garden, Bariola's Pizzeria, Einstein Bros	17. Walgreens, Splash, Culver's	22. Dillard's	27. Dave & Buster's
3. Walmart Neighborhood Market, Torchy's Tacos	8. Topgolf	18. The Home Depot	23. Best Buy	28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's	
4. Fuzzy's Taco Shop, Mirabella's Table, Uptown Taphouse, Arvest	9. Walmart Amp	19. Walgreens, Splash, Culver's	24. Longhorn Steakhouse	29. Swig, Oasis Nail Bar	
5. Pei Wei, Chick-fil-A, Chuy's Mexican Food	10. Domino's Pizza	20. Five Guys, Firehouse Subs, Mojitos, TCBY,	25. Bass Pro Shops	30. Pinnacle Hills Promenade	
	11. Tropical Smoothie	21. Walgreens, Splash, Culver's	26. Target	31. Signature Bank	
	12. Embassy Suites	22. Best Buy	27. Big Orange, P.F. Chang's,		
	13. Grub's, Bonefish Grill,	23. Longhorn Steakhouse			

CONTACT INFORMATION



Tom Allen, CCIM

President, Principal

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5100 W JB Hunt Drive, Suite 800, Rogers, AR

Office (479) 845-3000 | Cell (479) 903-6331



- B.S.B.A Business, Major - Marketing at the University of Arkansas
- Over twenty four years' experience in commercial real estate focusing primarily on development, leasing, sales, acquisition and management of the Hunt Ventures portfolio in Northwest Arkansas
- Began his commercial real estate career as a Real Estate Manager with Walmart
- Joined Hunt Ventures in 2006 and was instrumental in negotiating the merger of the asset services division of Hunt Ventures with Sage Partners and Capitol Properties in 2016
- ICSC, CCIM, ULI
- Executive Board of the Rogers - Lowell Chamber
- United Bank - Board of Directors
- Alzheimer's Association (Northwest Arkansas) Advisory Board

Matthew Allen

Associate Brokerage

mallen@sagepartners.com

5100 W JB Hunt Drive, Suite 800, Rogers, AR

Office (479) 845-3000 | Cell (479) 899-1917



- B.A. in Agricultural Business, University of Arkansas
- Focuses on a diverse group of asset classes in commercial real estate including retail and office tenant representation, commercial land, industrial, and investment sales in the Northwest Arkansas market

Dedicated to the Hunt Ventures portfolio of 1.5 million square feet of office, retail, and mixed use properties

Tammie McKinney

Executive Assistant, Senior Leasing Manager

tmckinney@sagepartners.com

(479) 845-3033

- Thirteen years' experience in commercial real estate
- Previous experience in the insurance\adjuster industry



Gayle Lovelace

Leasing Associate

glovelace@sagepartners.com

(479) 845-3041

- Two years' experience in commercial real estate
- Previous experience Accounting and Risk Management with Fortune 500 companies
- Bachelor's degree in Accounting

Missy Wade

Leasing Associate

mwade@sagepartners.com

(479) 845-3043



- Eleven years' experience in commercial real estate
- Previous experience in the accounting profession