



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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Matthew Allen

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*information deemed reliable but not guaranteed

PROPERTY PHOTOS 3529 PINNACLE HILLS PKWY | ROGERS, AR 72758



CUSHMAN &
WAKEFIELD

sage
PARTNERS

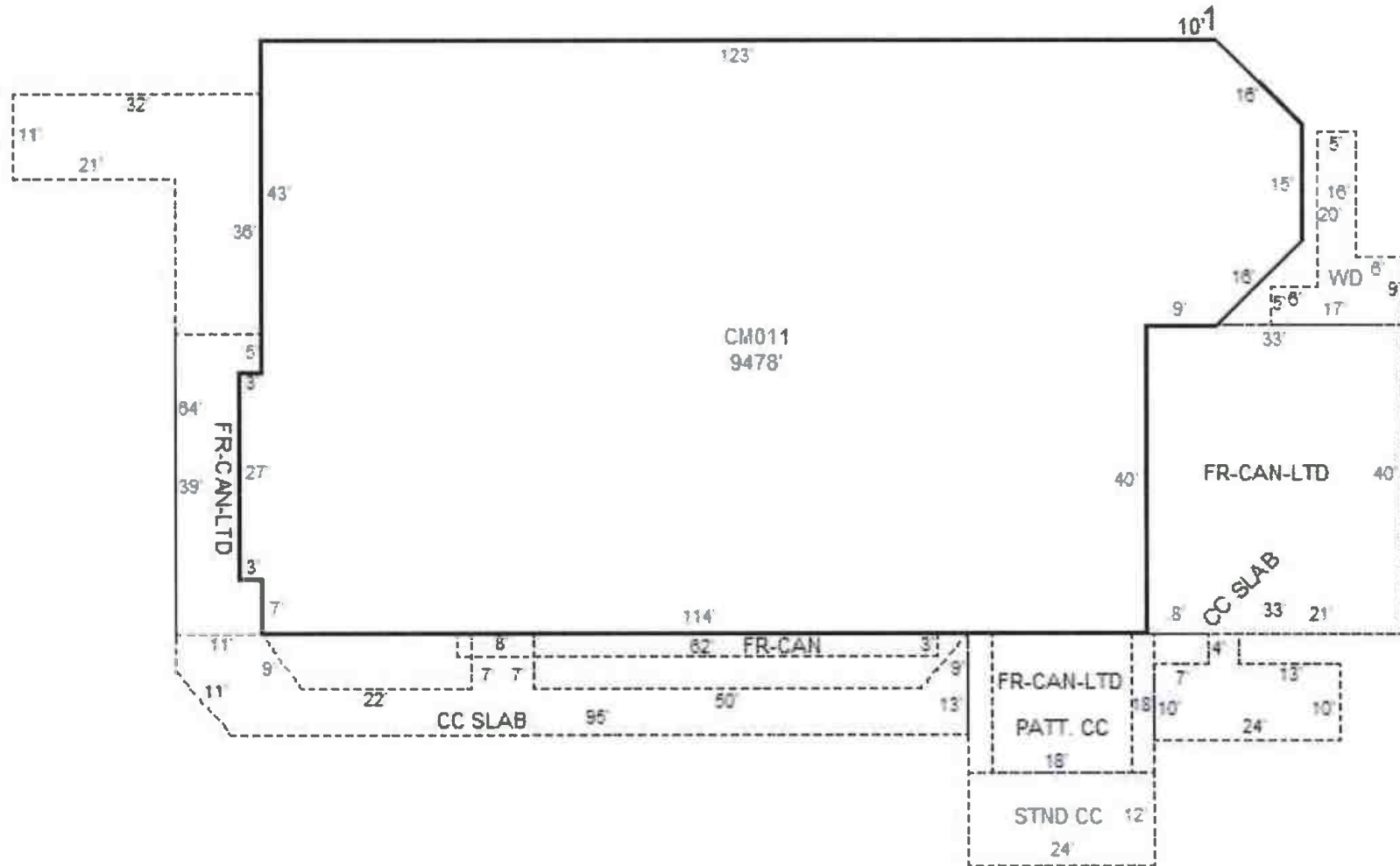


FLOOR PLAN

3529 PINNACLE HILLS PKWY | ROGERS, AR 72758



**CUSHMAN &
WAKEFIELD**



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

DEVELOPMENT MAP 3529 PINNACLE HILLS PKWY | ROGERS, AR 72758



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AMENITIES MAP 3529 PINNACLE HILLS PKWY | ROGERS, AR 72758



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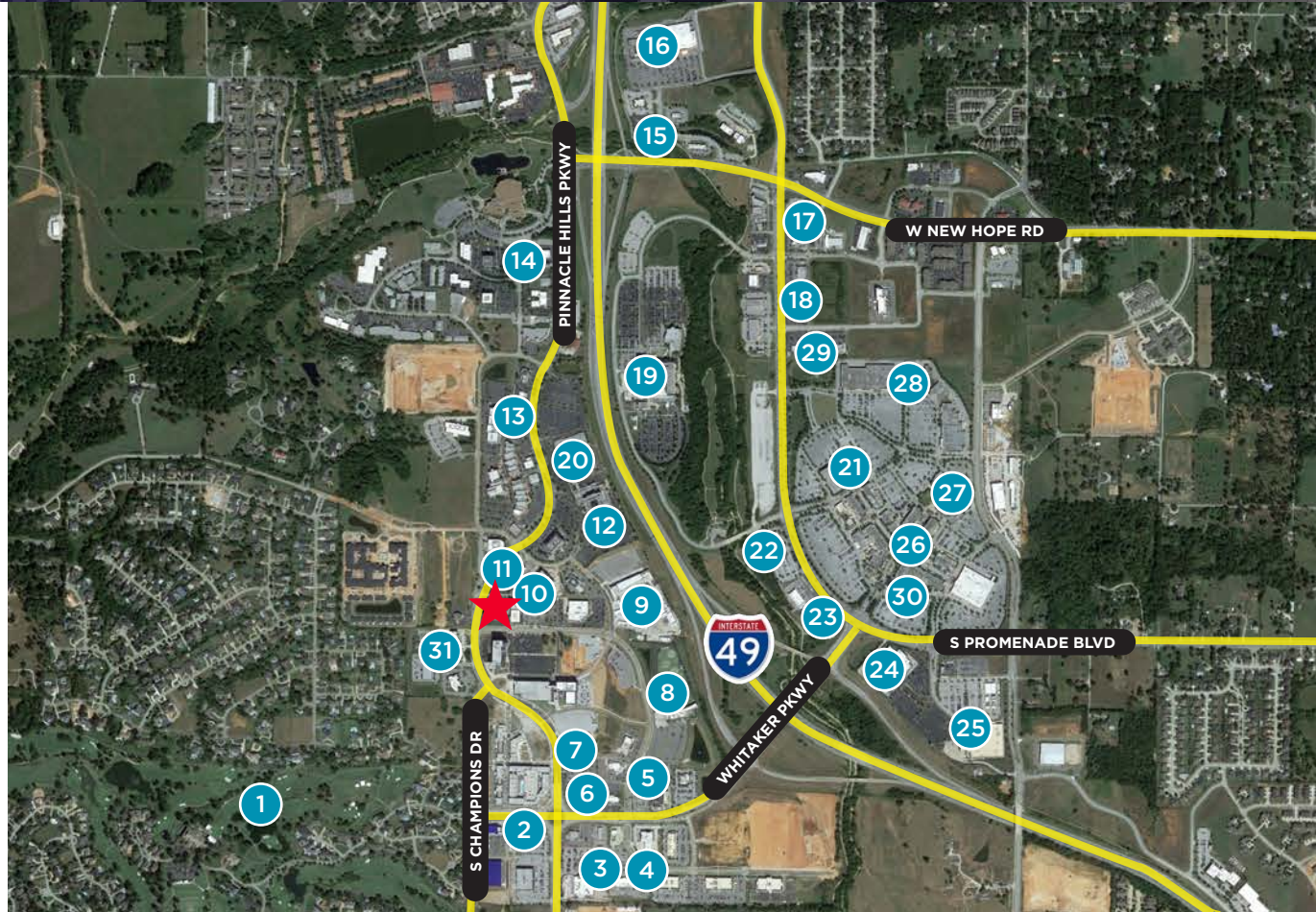


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



- | | | | | |
|---|--|--|--------------------------------|--|
| 1. Pinnacle Country Club | 6. Wright's BBQ, Cappricio, Lavish Nail Lounge | Cold Stone | Starbucks | Local Lime |
| 2. Newk's Eatery, Hero's Coffee, Luma, Orange Theory, Walker Bros | 7. Tacos4Life, Walkons, Saltgrass | 14. Debbie's Family Pharmacy, Howse | 19. Mercy Hospital | 27. Dave & Buster's |
| 3. Walmart Neighborhood Market, Torchy's Tacos | 8. Topgolf | 15. Red Lobster, Olive Garden, Bariola's Pizzeria, Einstein Bros | 20. Rogers Convention Center | 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 | 16. The Home Depot | 21. Dillard's | 29. Swig, Oasis Nail Bar |
| 5. Pei Wei, Chick-fil-A, Chuy's Mexican Food | 10. Domino's Pizza | 17. Walgreens, Splash, Culver's | 22. Best Buy | 30. Pinnacle Hills Promenade |
| | 11. Tropical Smoothie | 18. Five Guys, Firehouse Subs, Mojitos, TCBY, | 23. Longhorn Steakhouse | 31. Signature Bank |
| | 12. Embassy Suites | | 24. Bass Pro Shops | |
| | 13. Grub's, Bonefish Grill, | | 25. Target | |
| | | | 26. Big Orange, P.F.. Chang's, | |

CONTACT INFORMATION



CUSHMAN &
WAKEFIELD



Tom Allen, CCIM

President, Principal

tallen@sagepartners.com

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
- Bachelors degree in Accounting

Missy Wade

Leasing Associate

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(479) 845-3043

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