

SOHO DISTRICT COMMERCIAL SPACES FOR LEASE

4902 W Pleasant Dr | Rogers, AR 72758



WHOLE FOODS MARKET
Pinnacle Springs Development

EMBASSY SUITES
ROGERS CONVENTION CENTER

Mercy+

Walmart amp
Arkansas Music Pavilion

TOPGOLF

PINNACLE HILLS PROMENADE

OZARK UNITED
Future 5,000+ Seat Multi-Use Stadium

HIGHLANDS ONCOLOGY

RUTH'S CHRIS STEAK HOUSE

P-I-N-N-A-C-L-E
Country Club

Melting Pot
LOXIA

Orangetheory FITNESS

Newk's

FORCHY'S TACOS

WRIGHT'S BARBECUE

SALTGRASS STEAK HOUSE

Walmart Neighborhood Market

Arby's

ARVEST

Chick-fil-A

Chuy's MEXICAN FOOD

INTERSTATE 49

Bass Pro Shops

TARGET

Pinnacle Village Development

UPTOWN TERRACE

Page Living
Pinnacle Hills

S Pinnacle Hills Pkwy

Pleasant Grove Rd

The Pointe Mixed Use Development

MAVERIK

 **KELLEY COMMERCIAL PARTNERS**

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AVAILABLE

- Phase 1:
 Building 4 - ±1,384 - 3,628 SF
 Building 5 - ±1,500 - 18,000 SF

PRICE

\$36 - \$42 PSF NNN

COMMENTS

- New high-end retail development in Pinnacle Hills
- One of the fastest growing commercial areas in Arkansas
- Strong demographic area including significant average household income
- Phase I will be complete in Summer 2026
- Drive-thru available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,703	41,660	112,723	294,786
AVERAGE HH INCOME	\$202,082	\$160,781	\$131,825	\$130,385
TOTAL HH	2,781	16,425	42,824	106,982



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3,628 SF with Drive-Thru Available

Umi Sushi and Japanese Restaurant

Building 4

Building 5

Phase 1:
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Building 5 - ±1,500 - 18,000 SF

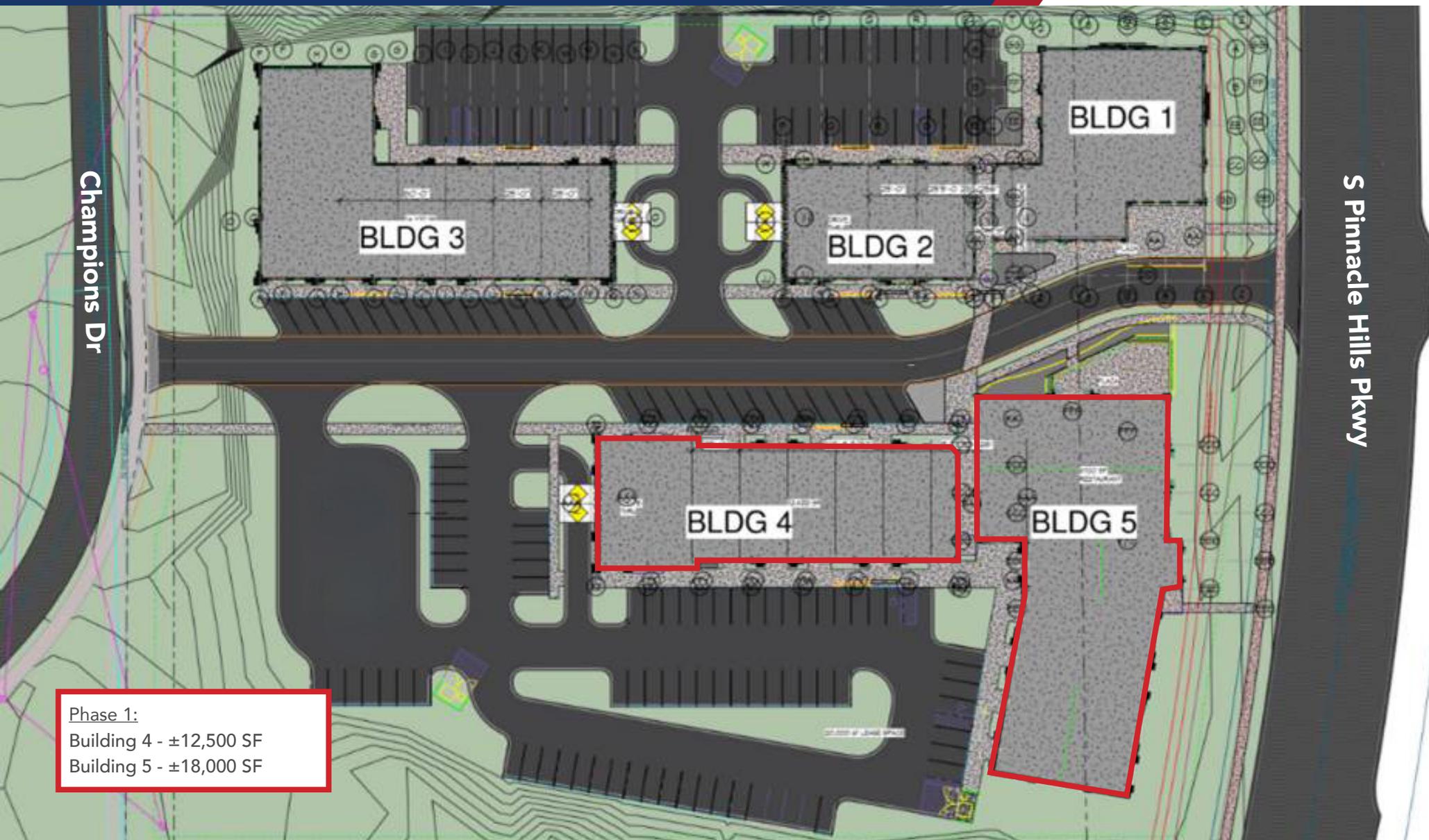


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Champions Dr

S Pinnacle Hills Pkwy

Phase 1:
Building 4 - ±12,500 SF
Building 5 - ±18,000 SF



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Building 4 Floor Plan



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The Pointe Mixed Use Development



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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