



FOR LEASE

PREMIER RESTAURANT OR RETAIL OPPORTUNITY

Property Highlights

- 13,100 ± SF Building for Lease in Pinnacle Hills (Demisable)
- Lease Rate: \$37.50/SF NNN with 3% Annual Increases
- Available July 2026
- Easy access to I-49 and adjacent to Pinnacle Hills Promenade
- Situated in Northwest Arkansas, a high-growth market projected to exceed 1 million residents by 2045
- Located in the highly sought-after Pinnacle Hills Uptown area, with close proximity to hospitality, restaurants, multifamily developments, retail, and major medical facilities

For more information, please
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*information deemed reliable but not guaranteed

VICINITY MAP 2121 BELLVIEW ROAD | ROGERS, AR



EXTERIOR PHOTOS 2121 BELLVIEW ROAD | ROGERS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS



INTERIOR PHOTOS 2121 BELLVIEW ROAD | ROGERS, AR



CUSHMAN &
WAKEFIELD



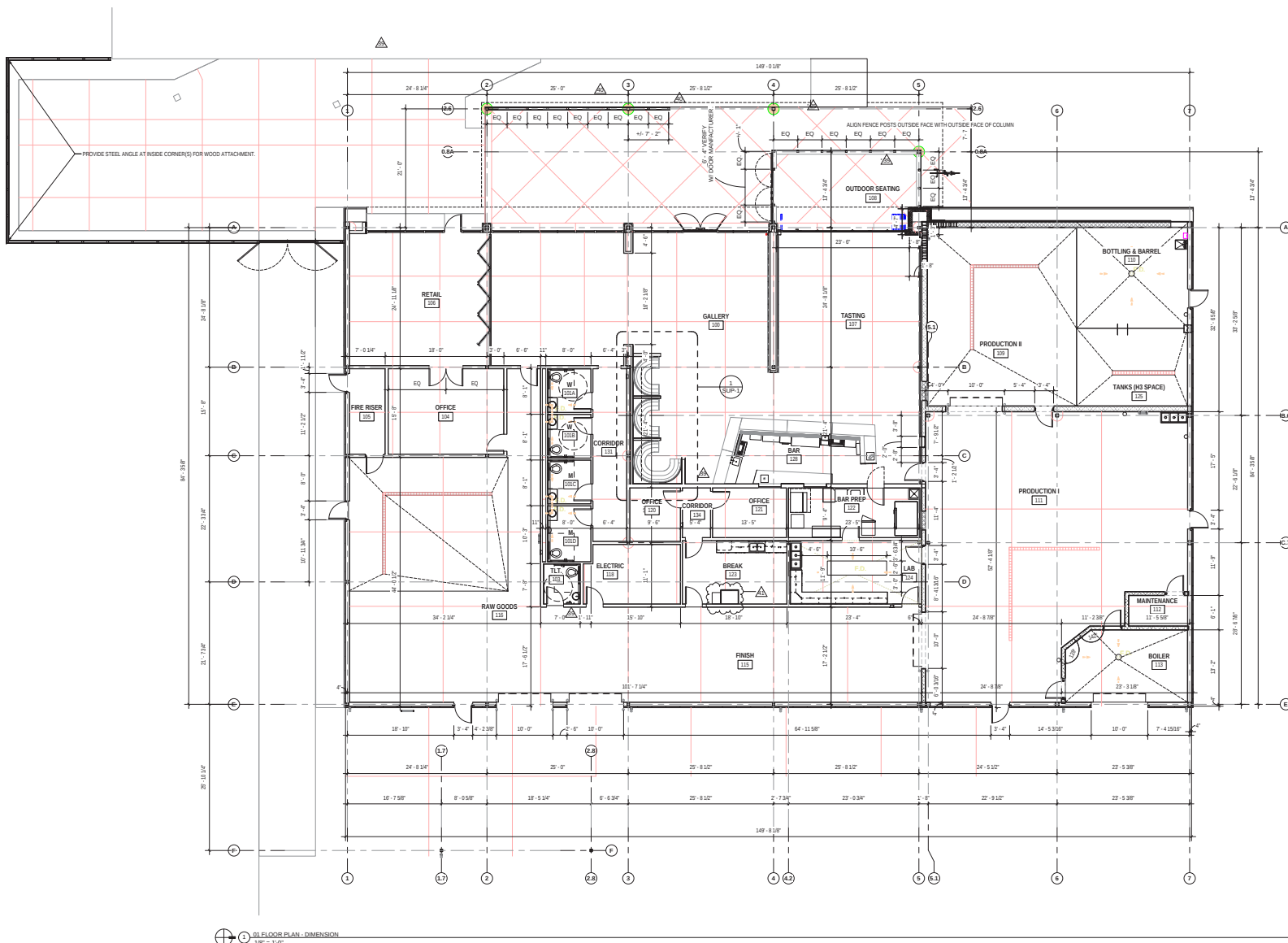
FLOOR PLAN 2121 BELLVIEW ROAD | ROGERS, AR



CUSHMAN &
WAKEFIELD



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1. 01 FLOOR PLAN - DIMENSION
1/8" = 1'-0"



REVISION		
NO.	ISSUE	DATE
1	REV 1	02.24.17
2	REV 2	07.07.17
4	REV 4	07.20.17
7	AS1.2	08.28.17
9	REV 6	09.20.17
10	PR 7	11.03.17
11	PR 8	11.29.17
12	PR 9	11.29.17
14	PR 11	01.26.18
17	AS1.3	02.06.18
20	AS1.5	03.02.18
28	PR 18	06.06.18
30	PR 20	06.20.18
35	AS1.9	08.29.18
38	PR 27	10.20.18
40	PR 28	11.08.18
41	PR 29	12.08.18

CONSULTANT:

FOX TRAIL DISTILLERY
2121 BELLVIEW RD
ROGERS, AR

DRAWN BY:
CORE
CHECKED BY:
DG

PROJECT #:
15-068

DATE:
01.24.17

DRAWING:
A2.2
FIRST FLOOR
PLAN(S) -
DIMENSIONS

