

# Retail Space

2011 S Promenade Blvd, Ste 440 | Rogers, AR 72758



FOR LEASE



## PROPERTY HIGHLIGHTS

- Lease Rate: \$26.00 NNN
- Suite 440
  - 4,354 ± Interior SF
  - 895 ± Patio SF
- Great location with easy access to I-49
- Adjacent to Pinnacle Hills Promenade shopping district
- Close to Embassy Suites, Rogers Convention Center and many other entertainment and business amenities

\*information deemed reliable but not guaranteed

FOR MORE INFORMATION  
PLEASE CONTACT:

**TOM ALLEN, CCIM**

479 903 6331

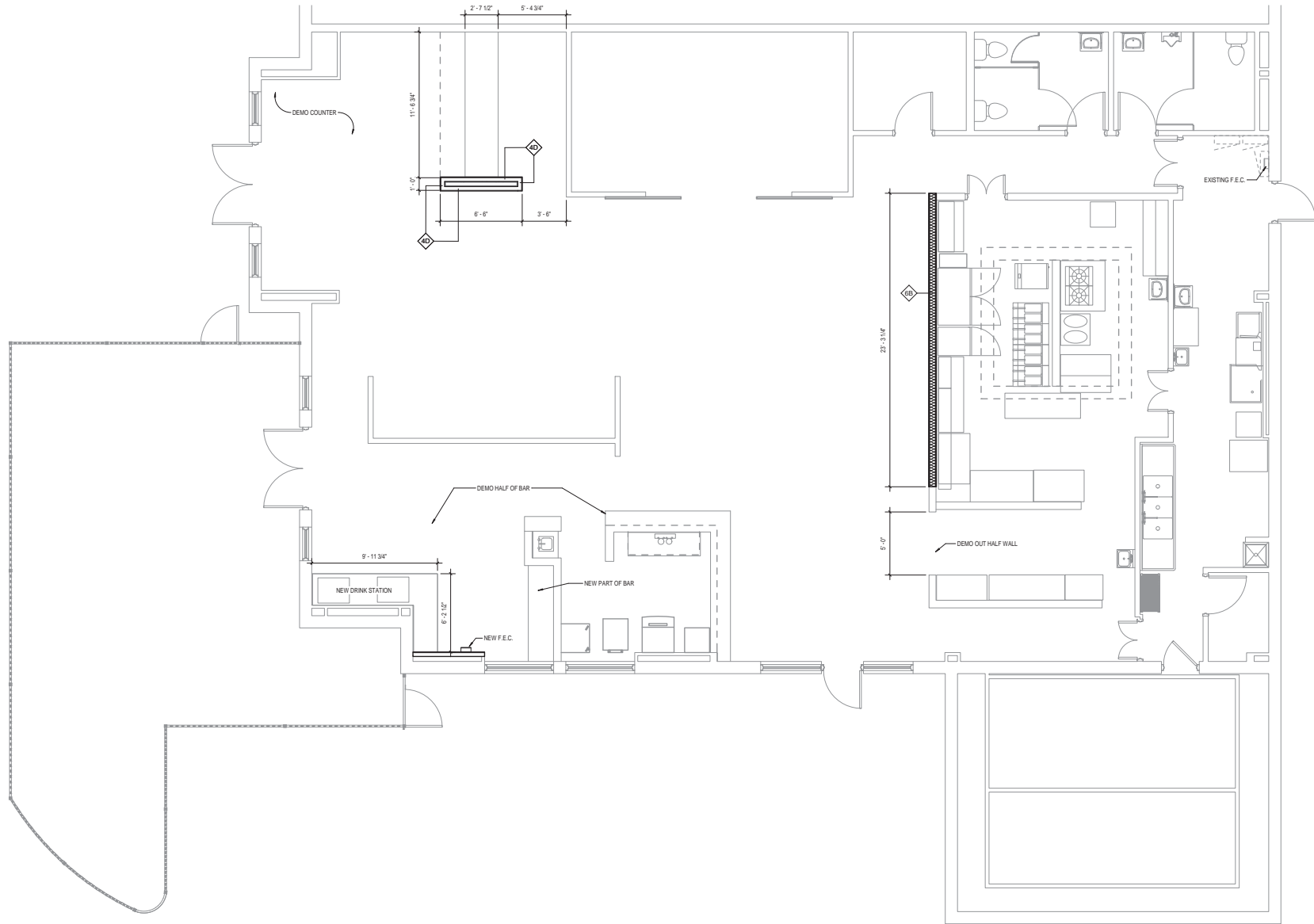
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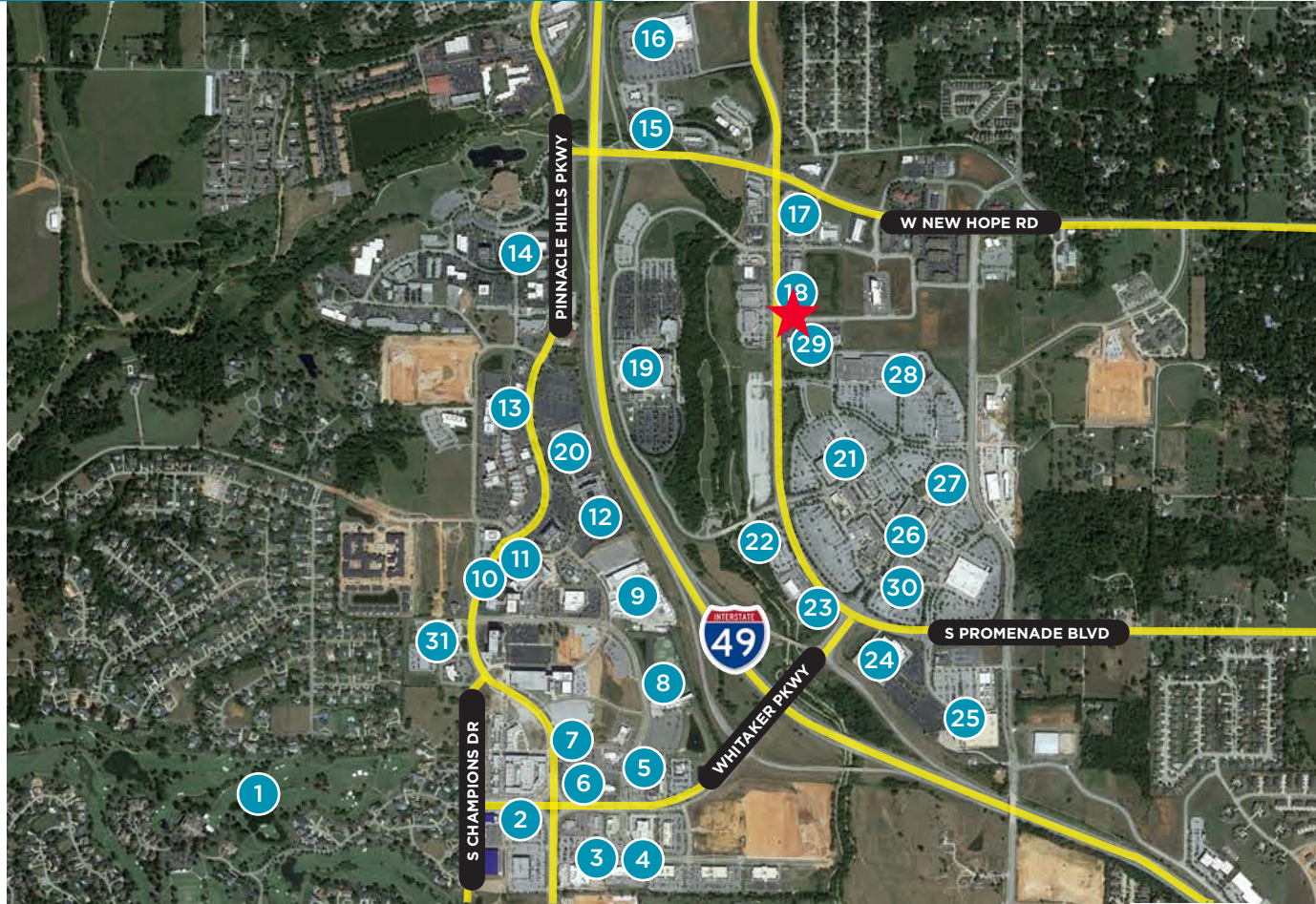


**356**  
RETAIL

**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. Ruth's Chris Steakhouse                    | 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 | Sage Partners



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

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- 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

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

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(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