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THE REAL PROPERTY.

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RISE AND SHINE IN THE DISTRICT

Looking to expand? The District is located in one of the fastest-growing areas of Northwest Arkansas, offering a prime destination for apartment dwellers and business opportunities. If you're ready to rise to the occasion, we'll reserve a spot for you to shine.

It's Prime Retail and Class A Office Space perfectly situated in the prestigious Pinnacle Hills Uptown District.

The development currently has five buildings. When complete, the project will consist of office, retail, restaurant, hotel, multi-family and entertainment space.

DEVELOPMENT HIGHLIGHTS

- Approximately 108,558 SF of retail, restaurant & entertainment space
- 221,331 SF of office space
- A 150 key luxury boutique hotel
- Approximately 305 upscale apartment units
- Excellent visibility
- Signalized access to I-49
 - Convenient on-site parking

- Professional on-site management
- Minutes from Walmart and Sam's Club HQ

 Conveniently located near retail, restaurants, banking, hotels, medical services, Walmart AMP, Rogers Convention Center, Top Golf and adjacent to the





FOR LEASE SQUARE FOOTAGE INFORMATION

ADDRESS W. PAULINE WHITAKER PKWY & S. J.B. HUNT DR ROGERS, AR

SPACE AVAILABLE OR PLANNED	RETAIL & RESTAURANT SF	CLASS "A" OFFICE RSF	TOTAL BUILDING SF
DMU 1 - Space Available	2,762	2,334	39,543
DMU 2 - Planned	18,000	45,000	63,000
DMU 3 & 4 - Planned	7,000	2,500	9,500
DMU 5 - Space Available	7,117		60,101
PLAZA RESTAURANT 1 - Planned	3,500		3,500
PLAZA RESTAURANT 2 - Planned	4,500		4,500

LEASED SQUARE FOOTAGE	RETAIL & RESTAURANT SF	CLASS "A" OFFICE SF	TOTAL BUILDING SF
THE DISTRICT SHOPS I	23,687		23,687
THE DISTRICT SHOPS II	15,228		15,228
DISTRICT OFFICE BUILDING I		30,516	30,516
DISTRICT OFFICE BUILDING II		43,377	43,377
DISTRICT OFFICE BUILDING III		40,607	40,607





DEMOGRAPHIC INFORMATION

BUSINESS

TOTAL BUSINESSES

5,660 | 11,208

TOTAL EMPLOYEES

63,395 | 141,135

KEY FACTS

POPULATION 115,003 | 277,220

MEDIAN AGE 35 | 34.4

AVG HOUSEHOLD INCOME \$102,954 | \$96,946

5 MILE RADIUS 10 MILE RADIUS

HOUSING STATS



Demographic information is provided by **CoStar.com** as of February 2024 and are based on 2023 data.

MEDIAN HOUSING VALUE \$234,506 | \$214,324









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200 Marine PLAN 19307 -01 1 1 THEDISTRIC





479.268.5706 THEDISTRICTROGERS.COM