# THEDISTRICT THEDISTRICT THEDIST

THE REAL PROPERTY.

ni ni ni ni ni ni ni ni ni

## 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









ALC: N





## 200 Marine PLAN 19307 -01 1 1 THEDISTRIC





479.268.5706 THEDISTRICTROGERS.COM