

PINNACLE HILLS PKWY RETAIL FOR SALE

5400 S Pinnacle Hills Parkway | Rogers, AR



Pinnacle Village Development

The Pointe Mixed Use Development

Pleasant Grove Rd

S Pinnacle Hills Pkwy

±200 Acre Mixed Use Development

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AVAILABLE

±11,400 SF

PRICE

\$6,100,000

Proforma 6.5% Cap Rate

COMMENTS

- Brand new construction building for sale
- Strong demographic area
- Great visibility and exposure from all the adjacent neighborhoods
- Owner operator potential
- Ample parking
- Excellent 1031 opportunity
- Pinnacle Hills is one of the fastest growing areas in Arkansas

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,948	19,377	107,151	287,599
AVERAGE HH INCOME	\$209,444	\$210,457	\$128,878	\$122,607
TOTAL HH	2,200	7,227	40,490	104,188

TRAFFIC COUNTS

S Pinnacle Hills Pkwy - 15,000 VPD

Pleasant Grove Rd - 10,000 VPD



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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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BROKERAGE

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DEVELOPMENT MANAGEMENT

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CHAINLINKS
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