

Pinnacle Retail/Restaurant Space

1715 S 46th Street | Rogers, AR



CUSHMAN &
WAKEFIELD



FOR LEASE



PROPERTY HIGHLIGHTS

- Lease Rate: \$40/SF NNN
- 4,038 ± SF (divisible)
- 58 parking spots
- Adjacent to Pinnacle Springs Shopping Center development anchored by Whole Foods
- Lot Size: 1 Acre
- Easy access to Interstate 49 (76,000 VPD)
- Large pylon sign available
- Close to Embassy Suites, Rogers Convention Center, Top Golf and many other restaurant and retail amenities

FOR MORE INFORMATION
PLEASE CONTACT:

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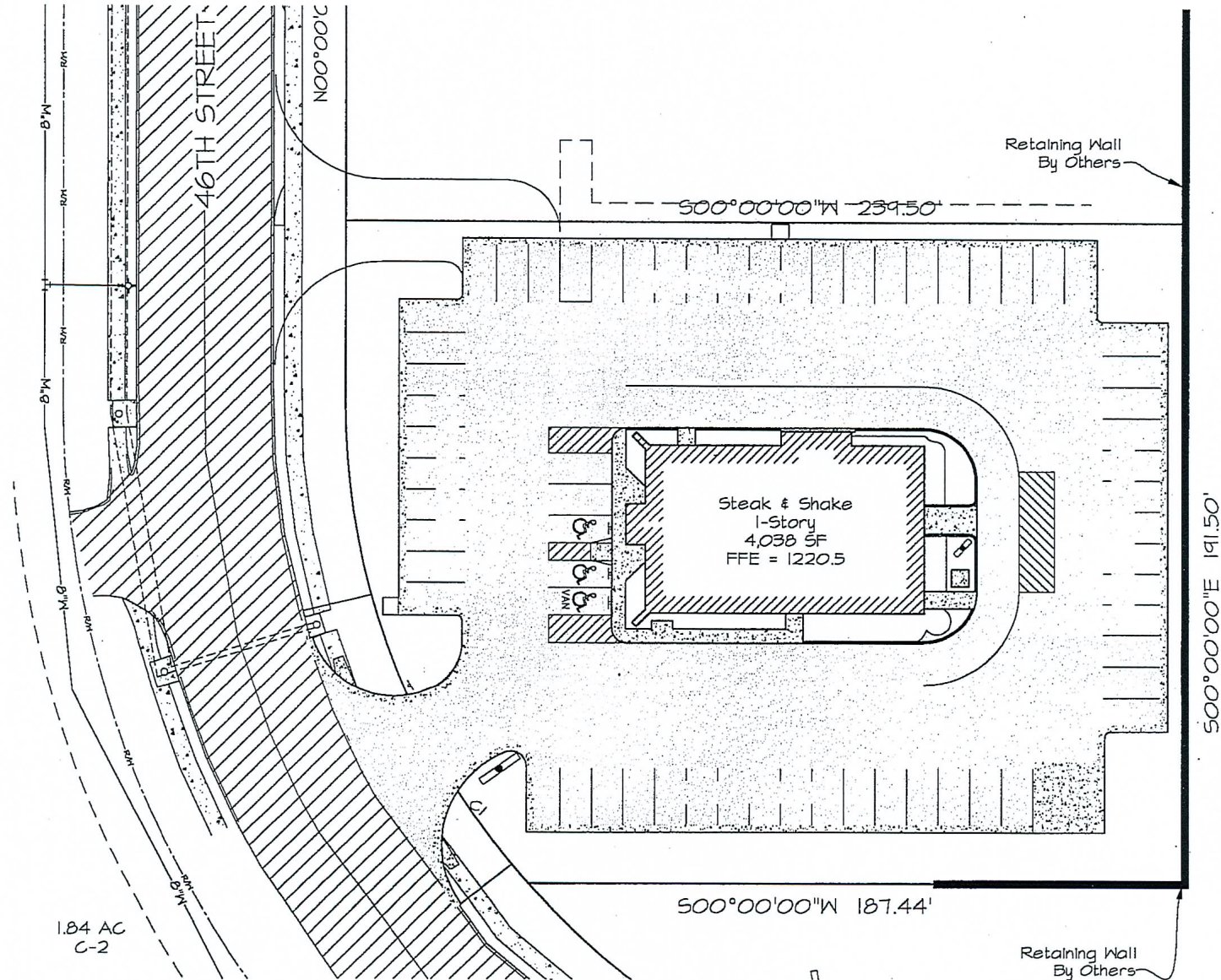
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sagepartners.com

*information deemed reliable but not guaranteed

SITE PLAN 1715 S 46TH STREET | ROGERS, AR





PROJECT DATA OVERALL

RETAIL BUILDINGS

MAJOR TENANT A	37,009 SF
SHOPS	43,489 SF
TOTAL PROJECT AREA	80,498 SF

RETAIL PARKING

MAJOR A PARKING REQ'D (3.0/1,000 SF)	165 SPACES
SHOPS PARKING REQ'D (3.0/1,000 SF)	217 SPACES
TOTAL PARKING REQ'D	402 SPACES
TOTAL PARKING PROVIDED	416 SPACES
RETAIL PARKING RATIO PROVIDED	5.17 /1,000 SF

RESIDENTIAL BUILDING

APARTMENTS (836 SF AVG./UN.)	350 UNIT
TOTAL RESIDENTIAL UNITS	350 UNIT

RESIDENTIAL PARKING

TOTAL PARKING PROVIDED	309 SPACES
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SJC VENTURES

PROJECT

PINNACLE SPRINGS
ROGERS, AR

DRAWING
SP.10

DATE
06.16.22

1 SITE PLAN
SP.10 SCALE: 1" = 120'

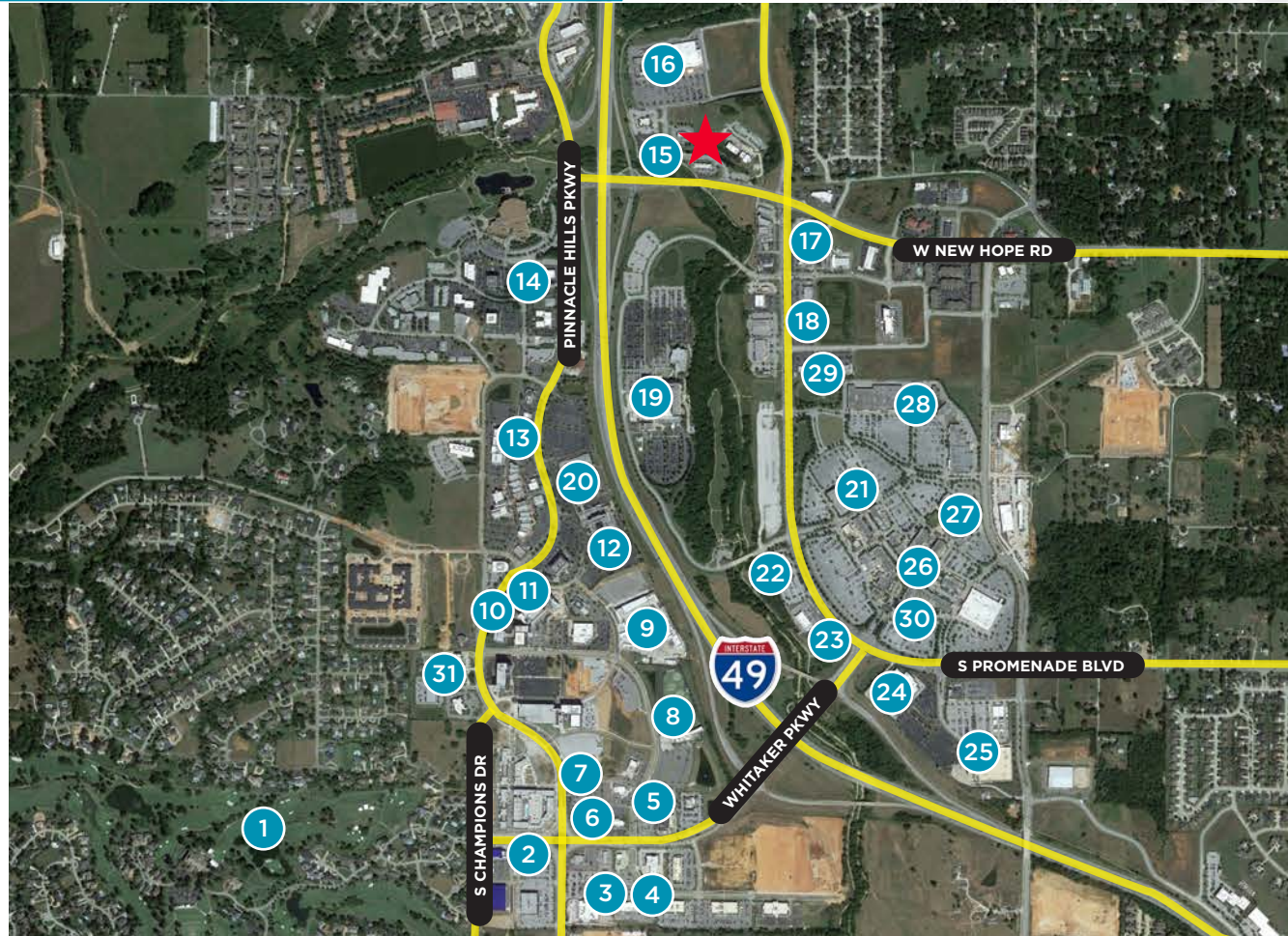


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



- | | | | | |
|--|--|--|---|--|
| 1. Pinnacle Country Club | 6. Chuy's Mexican Food | 13. Grub's, Bonefish Grill, Cold Stone | 18. Five Guys, Firehouse Subs, Mojitos, TCBY, Starbucks | 25. Target |
| 2. Newk's Eatery, Hero's Coffee, Wellingtons, Luma, Orange Theory, Walker Bros | 6. Wright's BBQ, Capparico, Lavish Nail Lounge | 14. Debbie's Family Pharmacy, Howse | 19. Mercy Hospital | 26. Big Orange, P.F.. Chang's, Local Lime |
| 3. Walmart Neighborhood Market, Torchy's Tacos | 7. Tacos4Life, Walkons, Saltgrass | 15. Red Lobster, Olive Garden, Steak n' Shake, Bariola's Pizzeria, Einstein Bros | 20. Rogers Convention Center | 27. Dave & Buster's |
| 4. Fuzzy's Taco Shop, Mirabella's Table, Uptown Taphouse, Arvest | 8. TopGolf | 16. The Home Depot | 21. Dillard's | 28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's |
| 5. Pei Wei, Chick-fil-A, | 9. Walmart Amp | 17. Walgreens, Splash, Culver's | 22. Best Buy | 29. Dickey's Barbecue, Swig, Oasis Nail Bar |
| | 10. Ruth's Chris Steakhouse | | 23. Longhorn Steakhouse | 30. Pinnacle Hills Promenade |
| | 11. Tropical Smoothie | | 24. Bass Pro Shops | 31. Signature Bank |
| | 12. Embassy Suites | | | |