

# COMMERCIAL SPACES FOR LEASE

5400 S Pinnacle Hills Parkway | Rogers, AR



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## AVAILABLE

±1,425 - ±7,400 SF

## PRICE

\$35 PSF | NNN

## COMMENTS

- Brand new construction ideal for retail or office
- Immediately surrounded by new commercial and residential developments
- Great visibility and exposure from all the adjacent neighborhoods
- Ample parking
- Cross-access with Kum & Go
- 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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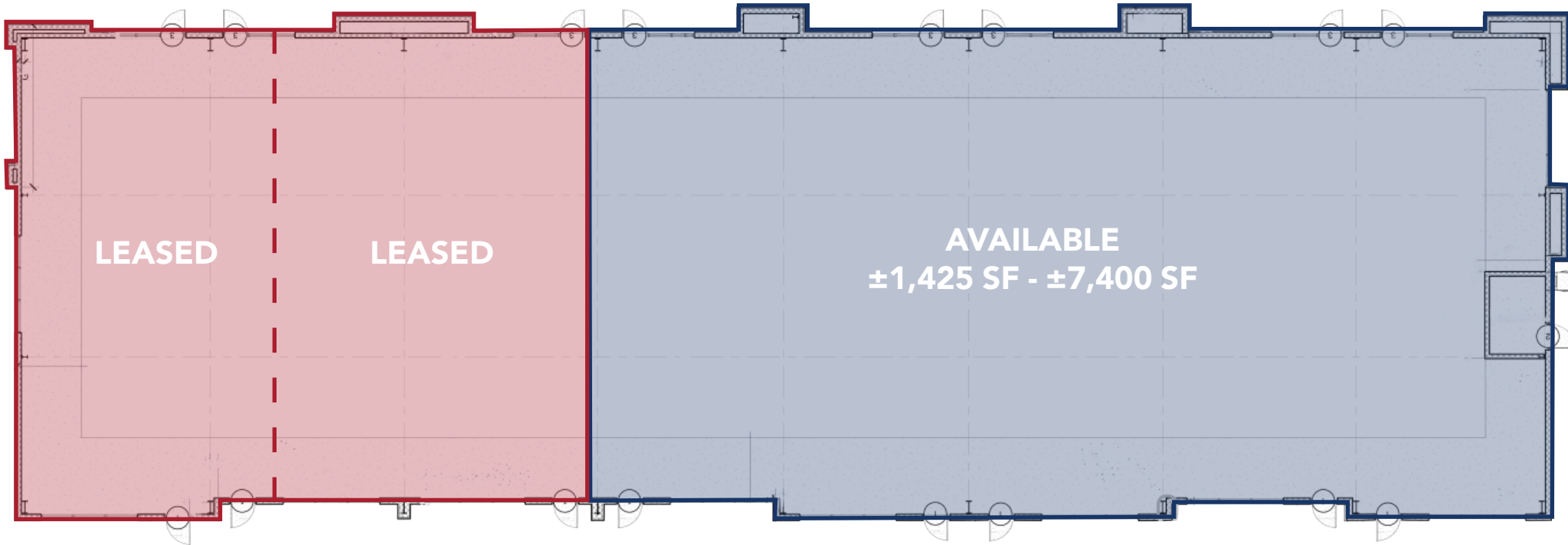
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S Pinnacle Hills Pkwy



Parking Lot

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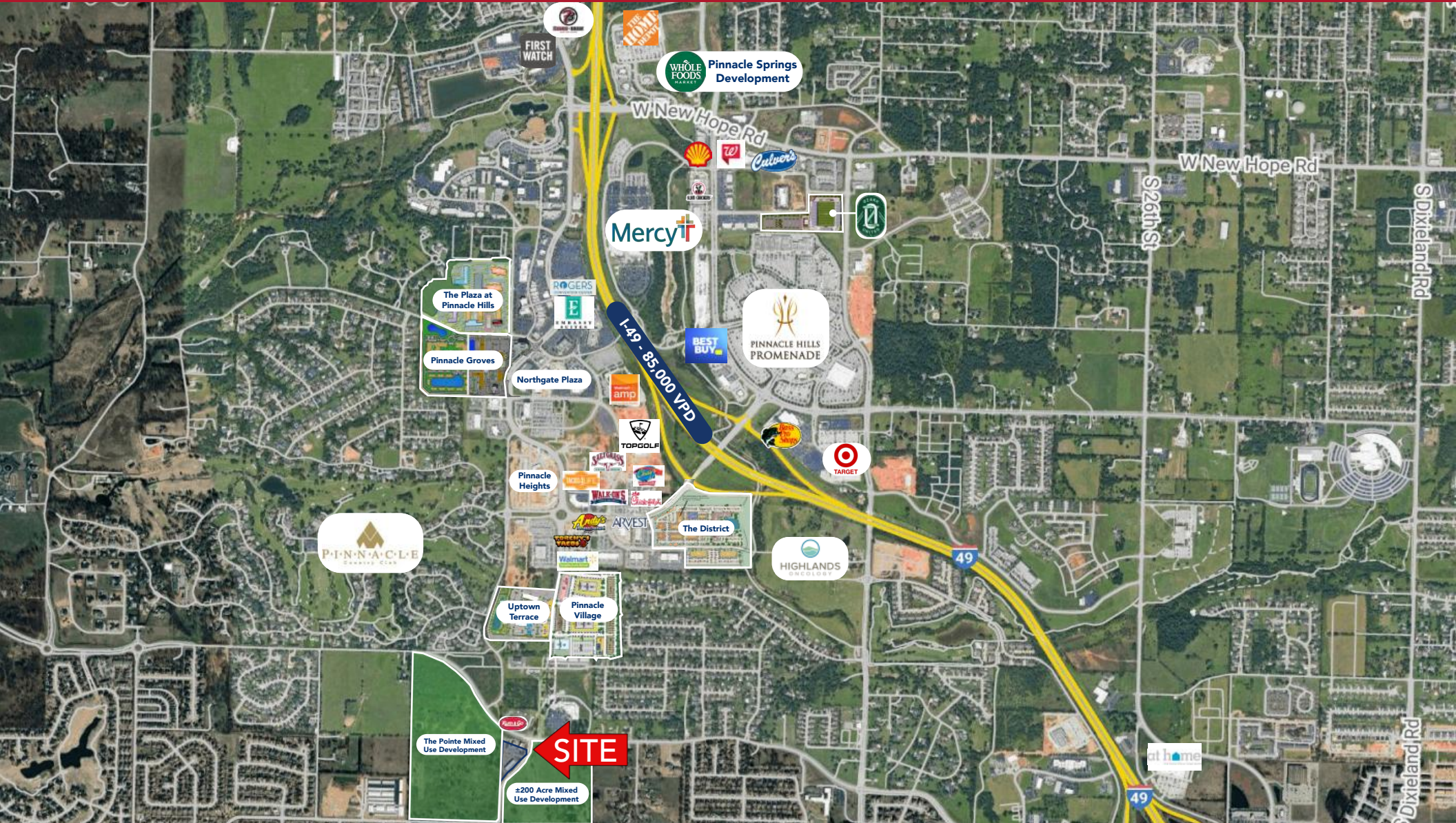
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**CHAINLINKS**  
RETAIL ADVISORS