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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 Razorback Greenway Trail





### **FOR LEASE**

## **SQUARE FOOTAGE INFORMATION**

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

UNDER CONSTRUCTION OR PLANNED	RETAIL & RESTAURANT SF	CLASS "A" OFFICE SF	TOTAL SF
DMU 1	13,250	25,750	39,000
DMU 2	18,000	45,000	63,000
DMU 3 & 4	7,000	2,500	9,500
DMU 5	24,250	34,000	58,250
PLAZA RESTAURANT 1	3,500		3,500
PLAZA RESTAURANT 2	4,500		4,500

COMPLETED SQUARE FOOTAGE	RETAIL & RESTAURANT SF	CLASS "A" OFFICE SF	TOTAL SF
RETAIL 1	23,687		23,687
RETAIL 2	15,228		15,228
DOB 1		30,516	30,516
DOB 2		43,377	43,377
DOB 3		40,607	40,607





# **DEMOGRAPHIC** INFORMATION

### **5 MILE RADIUS** 10 MILE RADIUS

### **KEY FACTS**





AVG HOUSEHOLD INCOME

\$100,936 | \$95,306

### BUSINESS



TOTAL EMPLOYEES

61,713 | 136,497

### HOUSING STATS



MEDIAN HOUSING VALUE

\$223,477 | \$206,309

of February 2022 and are based on 2021 data.



















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