

PINNACLE HEIGHTS PLAZA

2882 W Walnut St., Rogers, AR 72756



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	830 SF
LEASE RATE:	\$15.00 SF/yr (Net)
LOT SIZE:	1.86 Acres
BUILDING SIZE:	15,264 SF
RENOVATED:	2015

PROPERTY OVERVIEW

Fantastic and beautifully updated strip center on W. Walnut in Rogers! Pinnacle Heights Plaza has beautiful and vibrant architecture that will draw your customers to you and catch the eye of the passerby! Each suite is in excellent condition and ready for you to move in and thrive with your business! Don't miss out on the opportunity to expand or start your business here today!

PROPERTY HIGHLIGHTS

- W. Walnut Frontage
- Vibrant & Fresh Architecture
- Only 1.3 miles from I 49

KW COMMERCIAL
3801 Johnson Mill Blvd.,
Suite C
Fayetteville, AR 72704

TIMOTHY SALMONSEN
Executive Broker - Commercial Director
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

PINNACLE HEIGHTS PLAZA

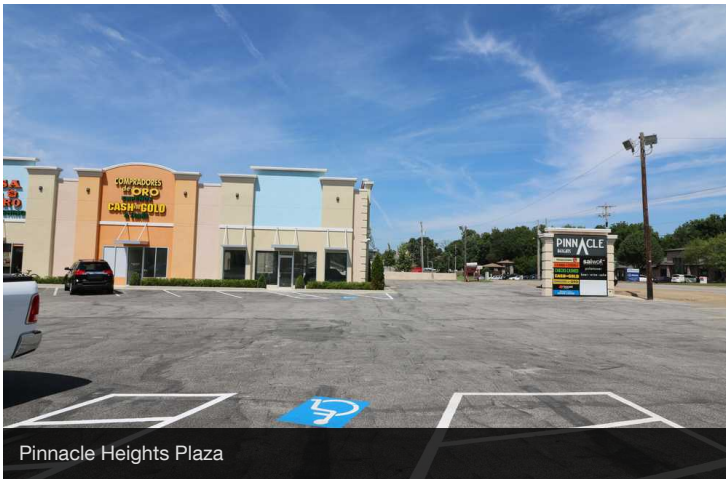
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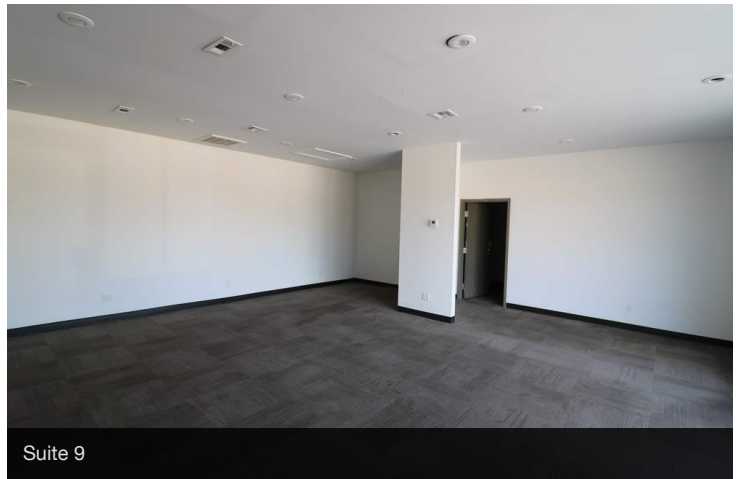
Front of Suite 14



Pinnacle Heights Plaza



Pinnacle Heights Plaza



Suite 9



Suite 14



Suite 14

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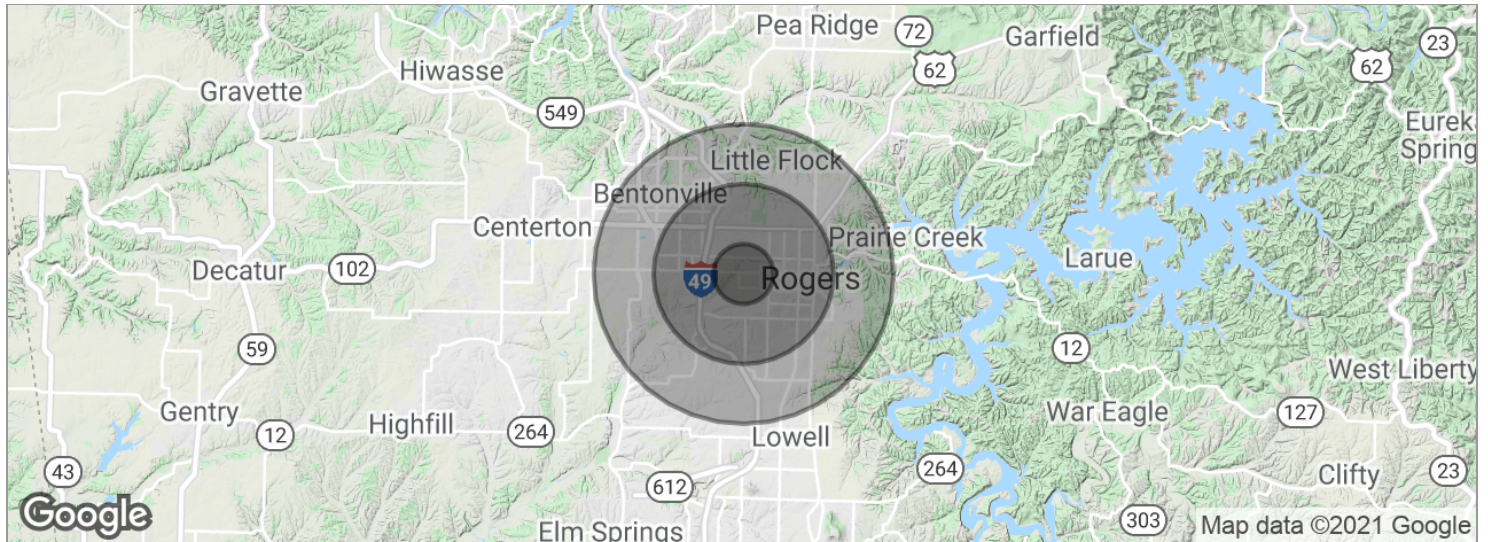
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,482	47,094	87,717
Median age	31.8	32.5	32.2
Median age (male)	27.7	30.1	30.5
Median age (Female)	34.3	34.2	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,836	17,881	32,558
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,859	\$58,148	\$65,635
Average house value	\$133,918	\$156,313	\$214,078

* Demographic data derived from 2010 US Census

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