

# PINNACLE SPRINGS

1750 S. OSAGE SPRINGS DR

ROGERS, AR

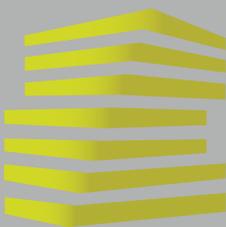
JOIN



DRIVE THRU *PAD SITE* AVAILABLE  
ON WEST NEW HOPE ROAD



LOCATION.  
commercial real estate



# PINNACLE SPRINGS

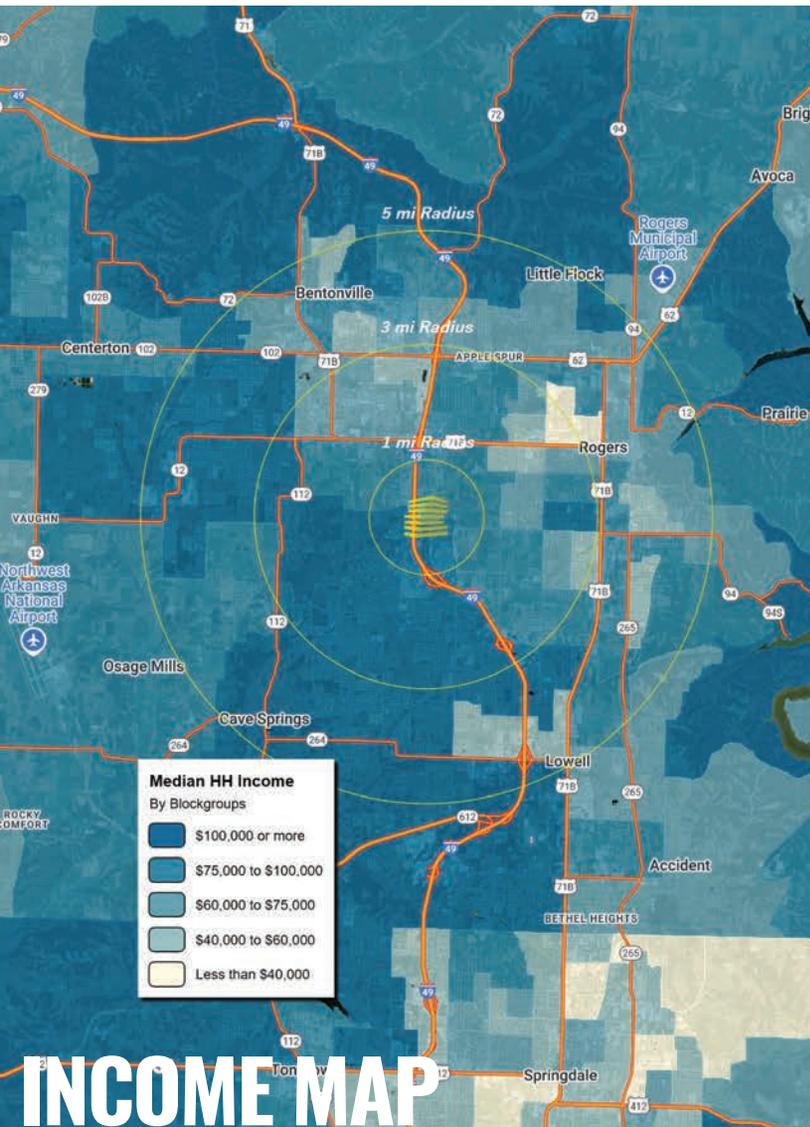
## NEIGHBORHOOD VIBE

BILL SIEMS

SCOTT BITNEY

314.818.1566 (DIRECT)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



### TRADE AREA OVERVIEW

Rogers, Arkansas, has experienced significant economic development in recent years, driven by a strong job market, business-friendly environment, and strategic location in the thriving Northwest Arkansas region. The city's economy is diverse, with key industries including retail, healthcare, manufacturing, technology, and logistics. As part of the Walmart corridor, Rogers benefits from the presence of major corporations, suppliers, and startups that support the retail giant.

The Pinnacle Hills area has become a major commercial and business hub, featuring Class A office spaces, high-end retail, restaurants, and entertainment venues. The city's investments in infrastructure and business incentives have attracted companies looking to expand or relocate. Additionally, tourism plays a role in the local economy, with attractions like Beaver Lake, the Walmart AMP (Arkansas Music Pavilion), and the expanding hospitality industry contributing to growth.

Rogers also focuses on workforce development through partnerships with institutions like NorthWest Arkansas Community College (NWACC) and local workforce programs, ensuring a skilled labor pool for the expanding economy. With continued population growth and economic diversification, Rogers remains a key player in the region's economic success.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>2,907</b>	<b>53,626</b>	<b>132,673</b>
<b>HOUSEHOLDS</b>	<b>1,288</b>	<b>21,508</b>	<b>50,790</b>
<b>EMPLOYEES</b>	<b>9,380</b>	<b>28,174</b>	<b>58,183</b>
<b>MED HH INCOME</b>	<b>\$104,289</b>	<b>\$104,221</b>	<b>\$101,656</b>

### AREA RETAIL | RESTAURANTS



POTTERY BARN



WARBY PARKER



SEPHORA

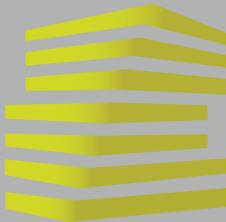
lululemon  
athletica

KENDRA  
SCOTT



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# PINNACLE SPRINGS

## LEASING PLAN

BILL SIEMS

SCOTT BITNEY

314.818.1566 (DIRECT)

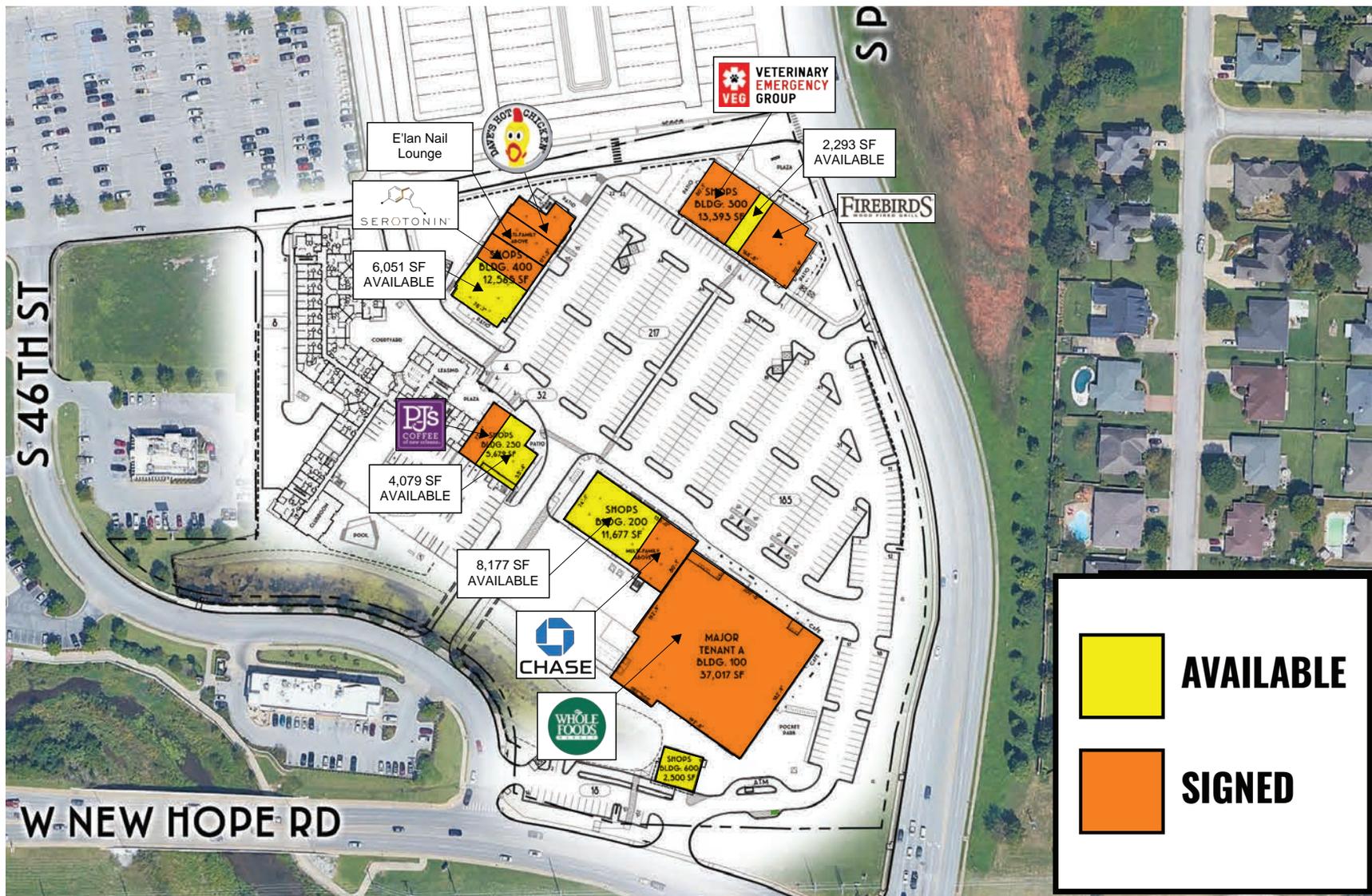
314.818.1550 (OFFICE)

314.363.8327 (MOBILE)

314.276.4673 (MOBILE)

Bill@LocationCRE.com

Scott@LocationCRE.com

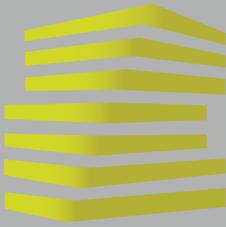


**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# PINNACLE SPRINGS

## ZOOM AERIAL

BILL SIEMS

SCOTT BITNEY

314.818.1566 (DIRECT)

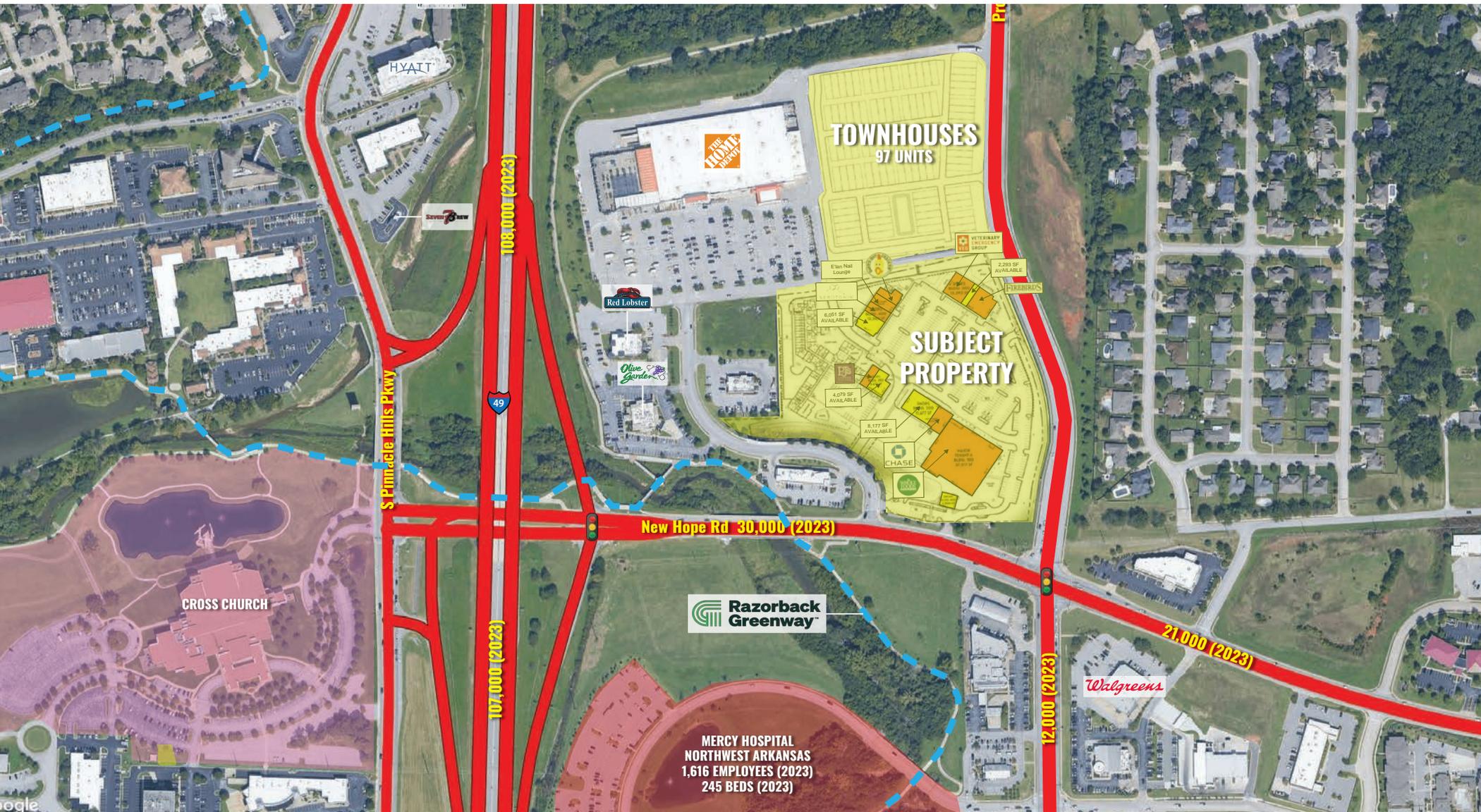
314.818.1550 (OFFICE)

314.363.8327 (MOBILE)

314.276.4673 (MOBILE)

Bill@LocationCRE.com

Scott@LocationCRE.com

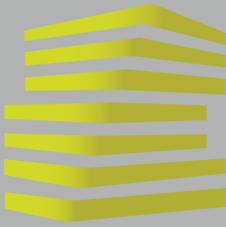


**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# PINNACLE SPRINGS

## MARKET AERIAL

BILL SIEMS

SCOTT BITNEY

314.818.1566 (DIRECT)

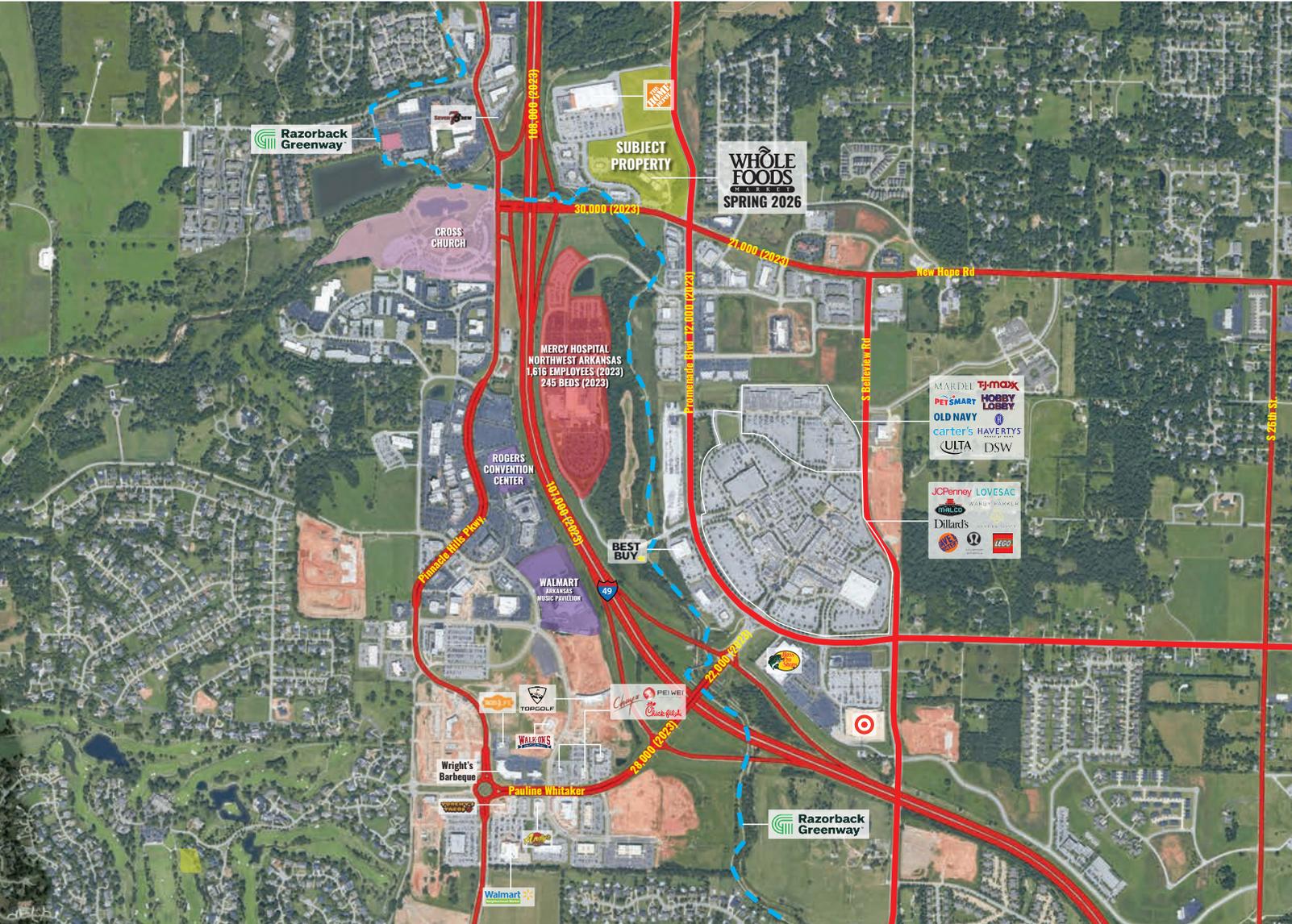
314.818.1550 (OFFICE)

314.363.8327 (MOBILE)

314.276.4673 (MOBILE)

Bill@LocationCRE.com

Scott@LocationCRE.com



- EXCELLENT EXPOSURE FROM WEST NEW HOPE ROAD & SOUTH PROMENADE BOULEVARD
- STRATEGICALLY LOCATED AT THE FIRST INTERSECTION EAST OF I-49
- EASY ACCESS TO ONE OF ROGERS' MOST ACTIVE TRADE AREAS
- ANCHORED BY A BEST-IN-CATEGORY ORGANIC GROCERY STORE AND LOCATED JUST SOUTH OF HOME DEPOT WITH 995K ANNUAL VISITS PER PLACER.AI
- A DYNAMIC MIX OF SERVICE PROVIDERS & POPULAR RESTAURANTS
- ATTRACTS A STEADY FLOW OF SHOPPERS & DINERS
- LOCATED IN ONE OF NORTHWEST ARKANSAS' TOP RETAIL CORRIDORS
- IDEAL FOR BOTH ESTABLISHED & NEW RETAILERS
- HIGH-TRAFFIC LOCATION IN A THRIVING ECONOMIC HUB
- CALL BROKER FOR PRICING AND ADDITIONAL INFORMATION



**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.