

# PEA RIDGE COMMONS

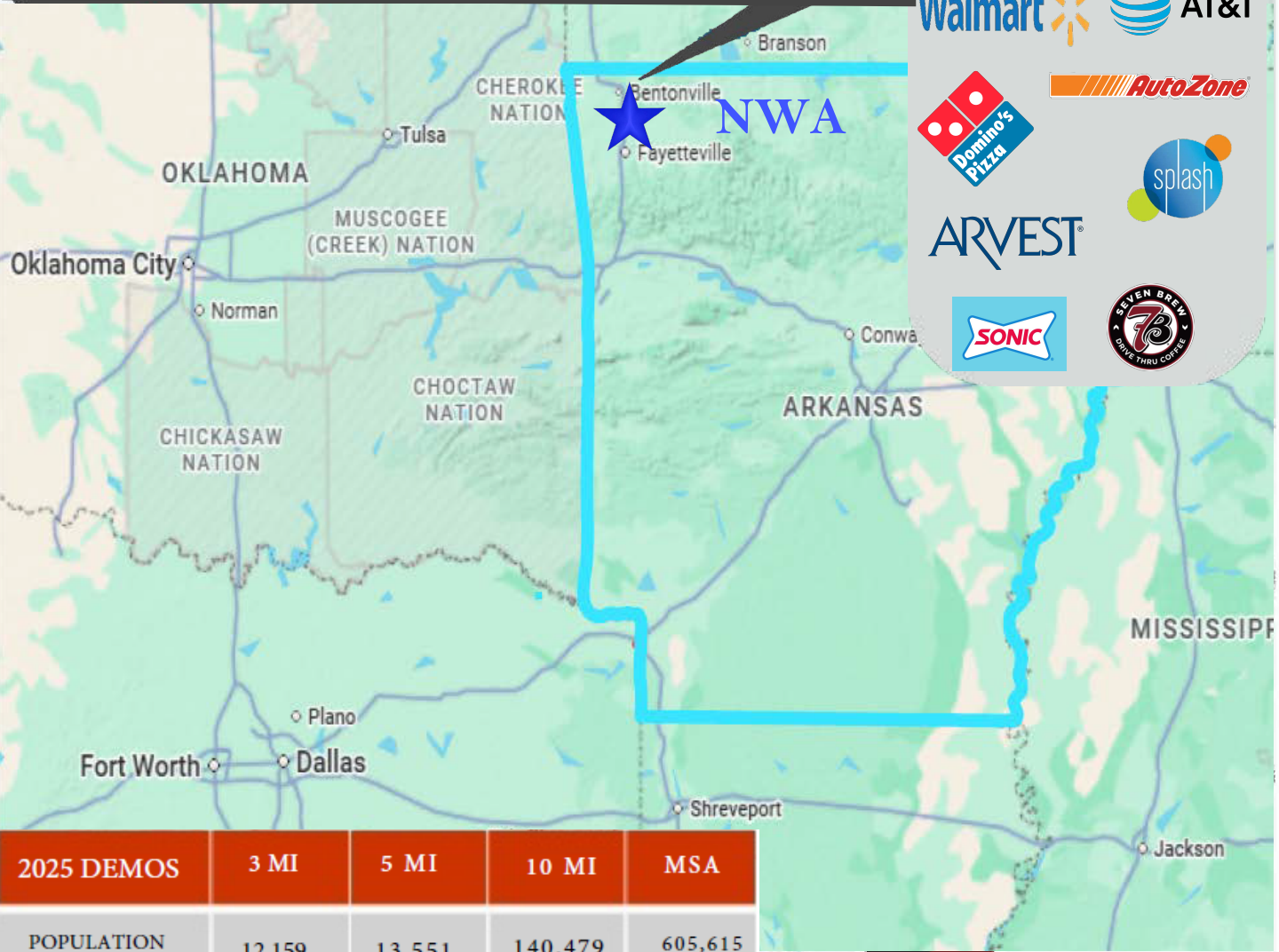
HWY 72 (Slack St.) & Weston St. Pea Ridge Arkansas

### + Highlights

- Pea Ridge has invested in planning and infrastructure resulting in an annual average population growth of 17% over the last 5 years. The highest growth area in NWA!
- Pea Ridge Commons is located in the heart of the commercial district on HWY 72 with walk ability to 150 new apartment units, recreational fields, schools, and shopping.

+ Come join this booming bedroom community of NW Arkansas!

### Area Retailers:



2025 DEMOS	3 MI	5 MI	10 MI	MSA
POPULATION	12,159	13,551	140,479	605,615
AVE HH INCOME	\$118,649	\$145,600	\$122,155	\$97,000
HOUSEHOLDS	4,296	4,908	55,274	224,357



# JOIN THE PEA RIDGE COMMONS TODAY!

Pea Ridge to Downtown Bentonville – 10 Miles  
Pea Ridge to Downtown Rogers – 9 Miles

**Pea Ridge  
Commons**

**Bentonville**

**Rogers**

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8,700 VPD



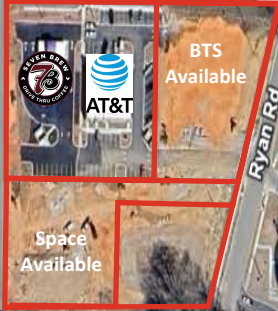
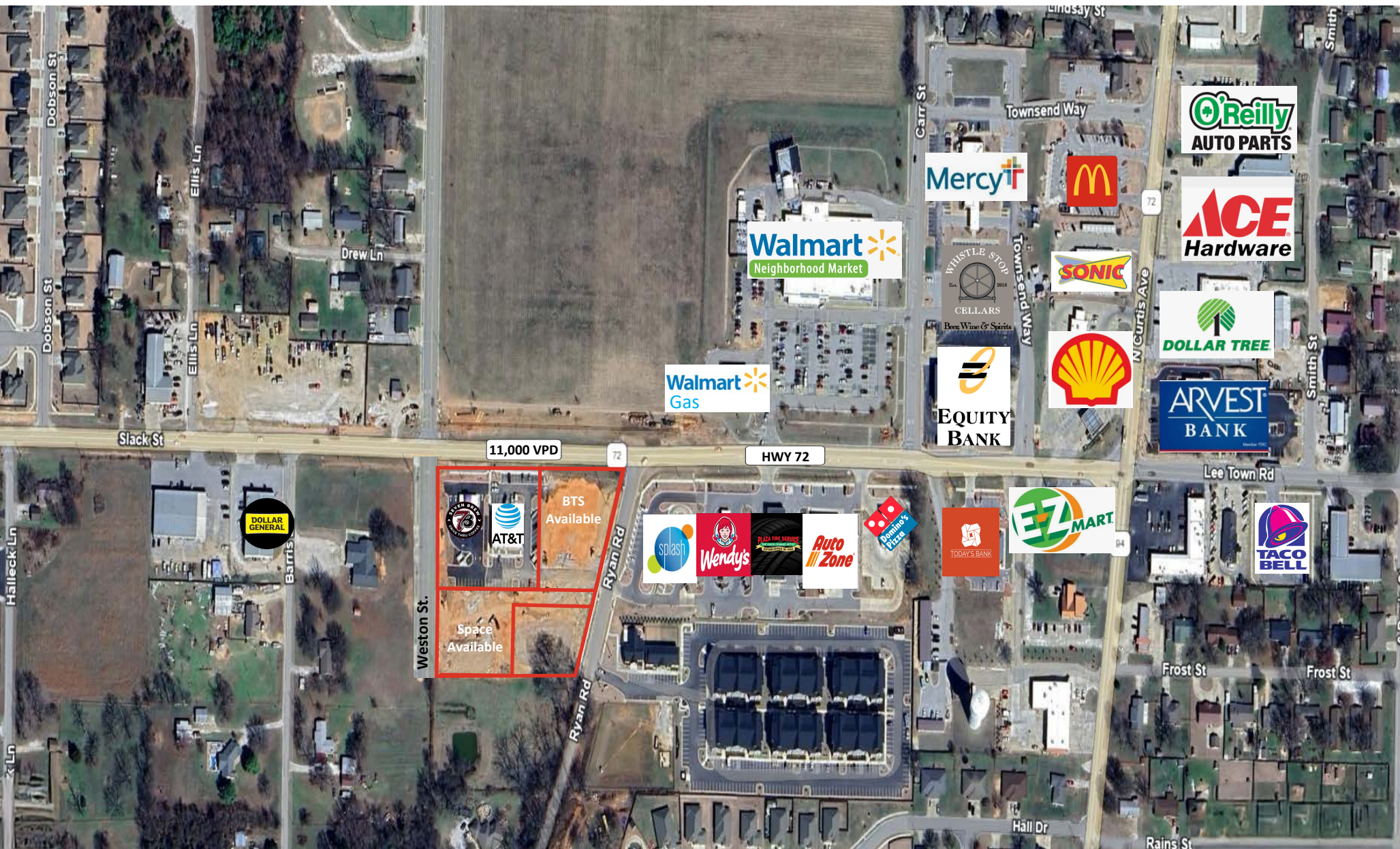
7,400 VPD



DOLLAR GENERAL

Pea Ridge Commons





11,000 VPD

HWY 72

Weston St.

Ryan Rd

Carr St

Townsend Way

Townsend Way

N Curtis Ave

Lee Town Rd

Frost St

Frost St

Rains St

Hall Dr

Drew Ln

Ellis Ln

Dobson St

Dobson St

Slack St



Weston  
Street

SLACK STREET/HWY 72

Slack Street – Hwy. 72

11,000 VPD

SOLD



Ozark Eye



BUILDING 1  
6,900 SQ. FT.

BTS Available

Drive-Thru

Drive-Thru

Weston Street

1,200 to 7,225 sf

BUILDING 1  
6,000 SQ. FT.

Under Construction

Drive-Thru

Detention  
Pond

Ryan Road



**PROJECT INFORMATION**

TOTAL BUILDING SIZE:  
PROVIDED PARKING:

6,900± SQ.  
STANDARD  
ADA PARK  
TOTAL PA