

PEA RIDGE COMMONS

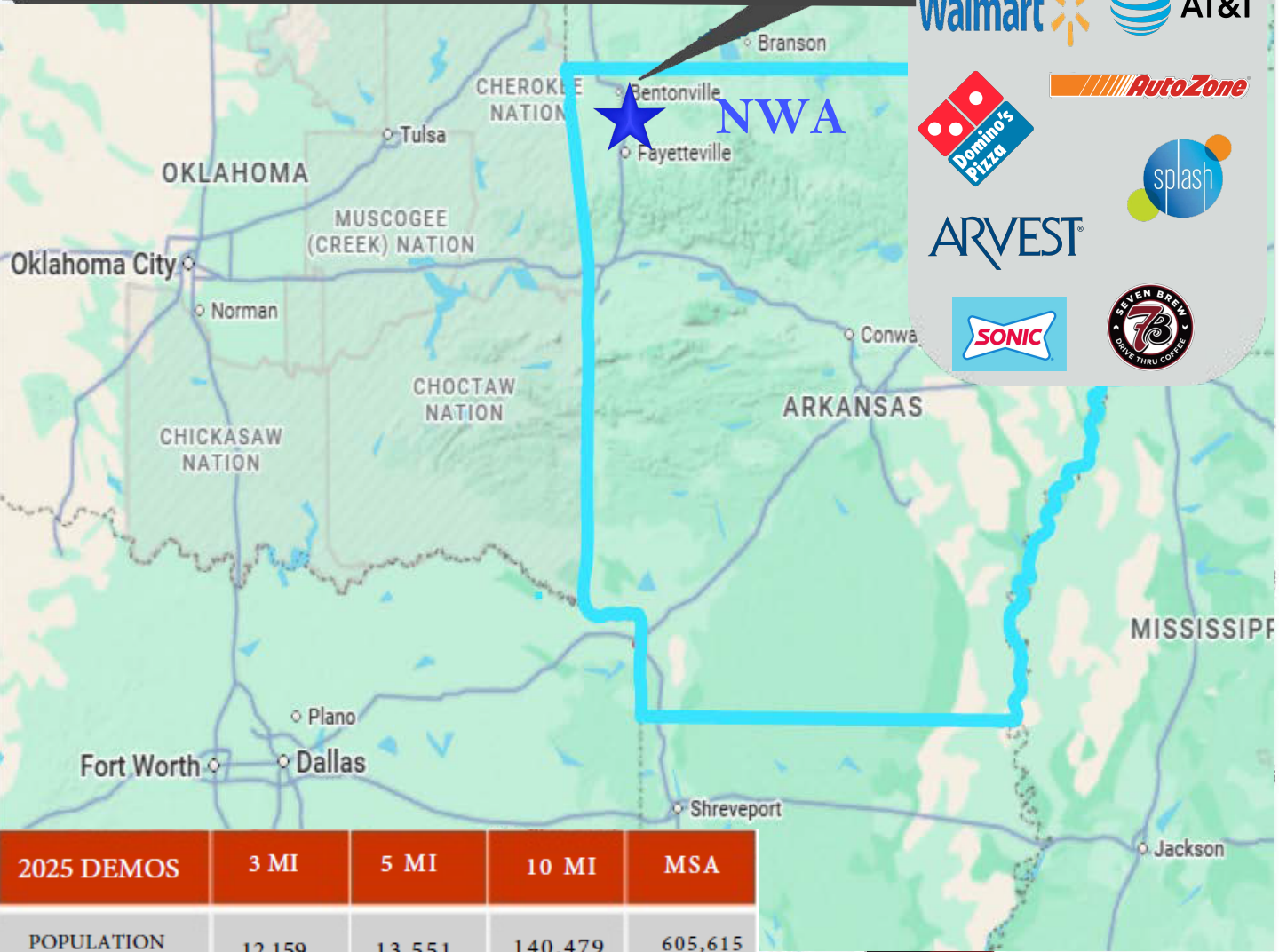
HWY 72 (Slack St.) & Weston St. Pea Ridge Arkansas

+ 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 walkability 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!

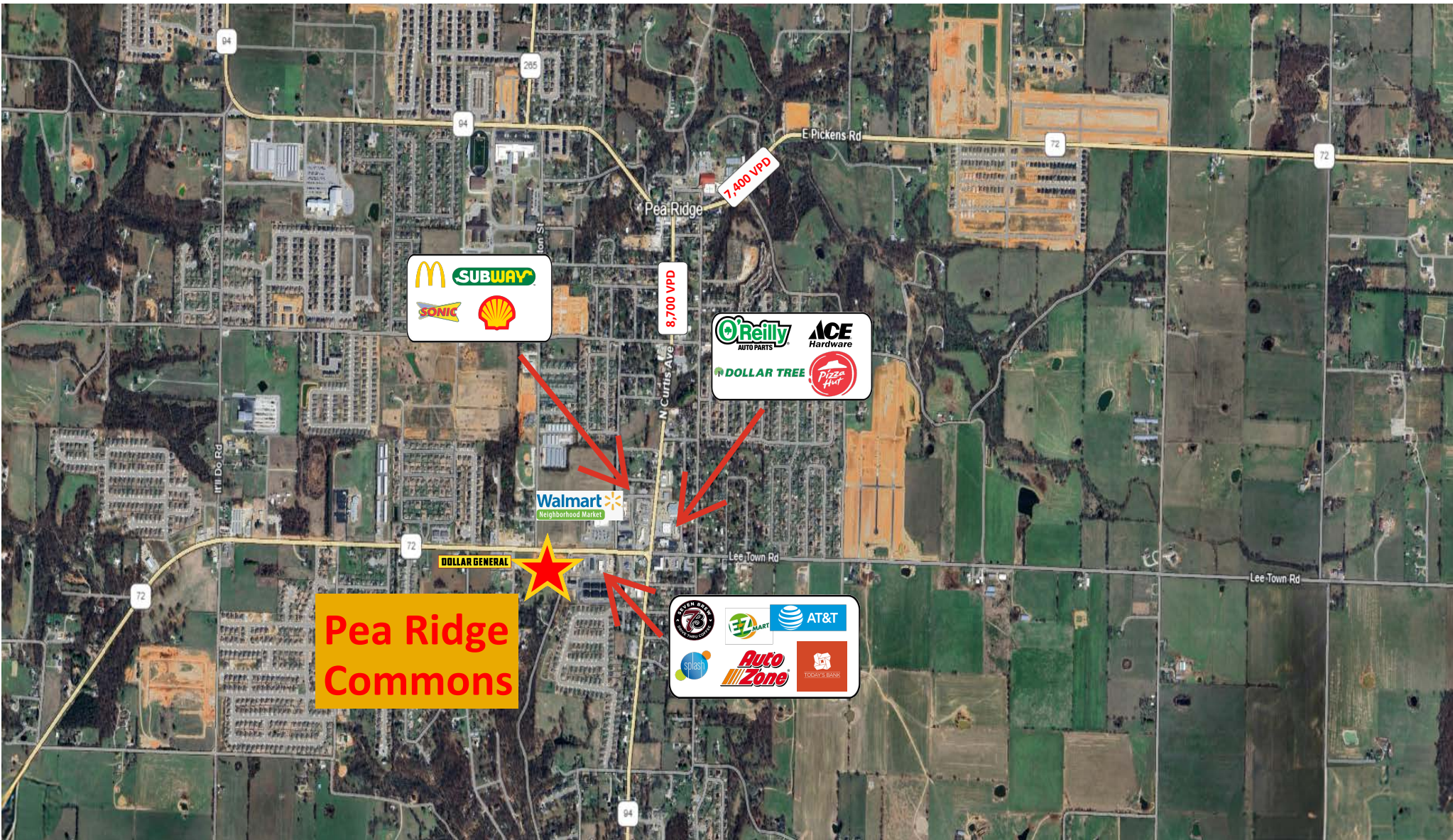
Pea Ridge to Downtown Bentonville – 10 Miles
Pea Ridge to Downtown Rogers – 9 Miles

**Pea Ridge
Commons**

Bentonville

Rogers

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HOUSEHOLDS	4,296	4,908	55,274	224,357



8,700 VPD



7,400 VPD



DOLLAR GENERAL

Pea Ridge Commons





Dobson St

Ellis Ln

Drew Ln

Slack St

11,000 VPD

HWY 72

Townsend Way

72

N Curtis Ave

Smith St

Lee Town Rd

Frost St

Frost St

Rains St

Hall Dr

Walmart
Neighborhood Market

Walmart
Gas

Mercy+



O'Reilly
AUTO PARTS

ACE
Hardware

SONIC

DOLLAR TREE

ARVEST
BANK

EQUITY
BANK



EZMART

TACO
BELL

TODAY'S
BANK

Domino's
Pizza

Auto
Zone

Wendy's

splash

BTS
Available

AT&T

Space
Available

DOLLAR
GENERAL

Weston St.

Ryan Rd

Ryan Rd

Halleck Ln

4th Ln

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

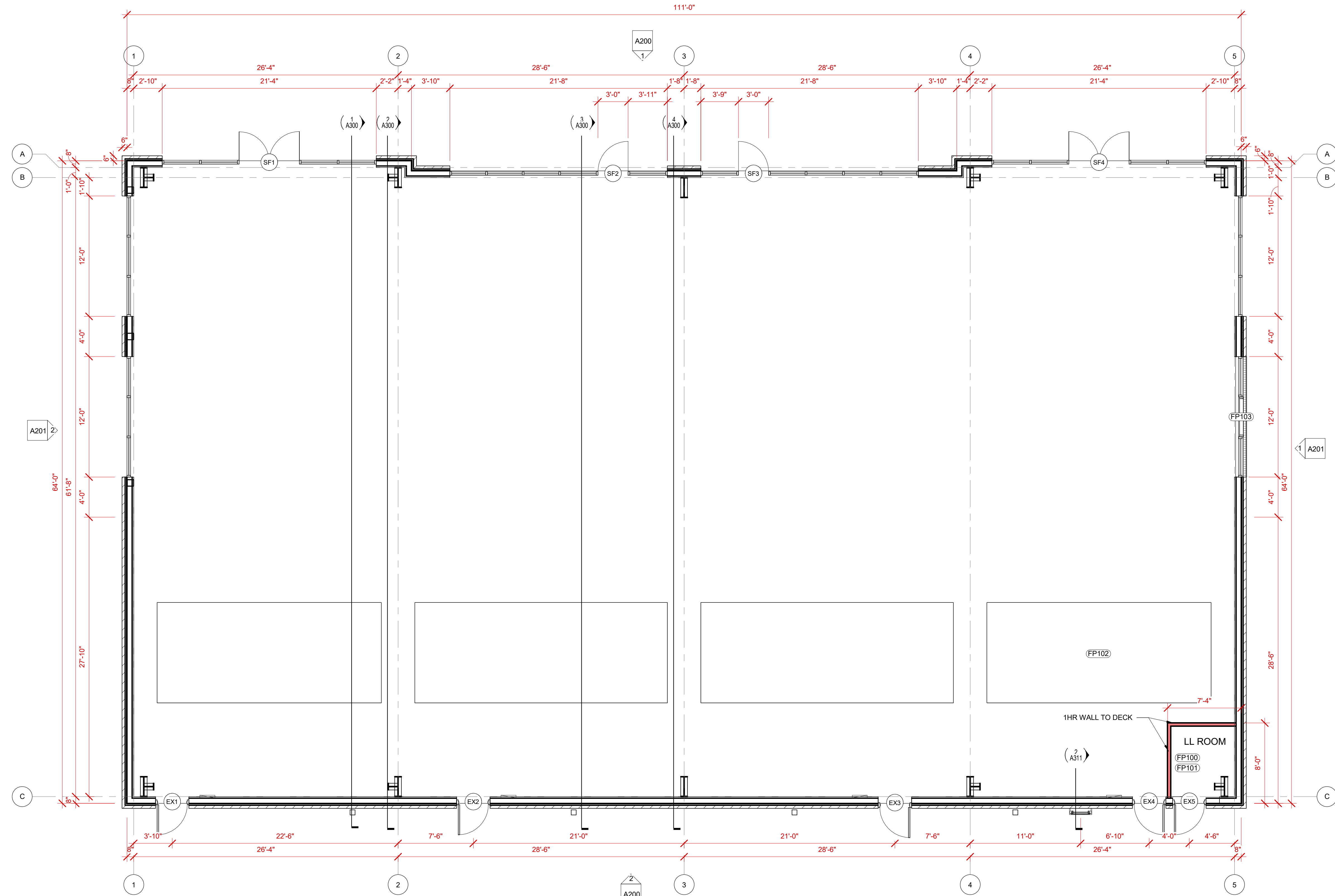


PROJECT INFORMATION

TOTAL BUILDING SIZE:
PROVIDED PARKING:

6,900± SQ.
STANDARD
ADA PARK
TOTAL PA

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Architect: Eric Nielsen
PRC3 - LOT 13
PRC3 - LOT 13 - 2460.mxd



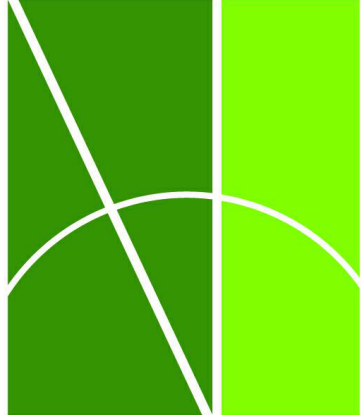
1 FIRST FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- DO NOT SCALE DRAWINGS
- DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED PER FIRE MARSHALL REQUIREMENTS.
- WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
- DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.

KEYNOTES - FIRST FLOOR PLAN

KEY	NOTE
FP100	INSTALL 3/4" FR PLYWOOD SHEET FOR WALL MOUNTED EQUIP.
FP101	(2) 2" CONDUIT W/ PULL STRINGS FOR FUTURE TELE/DATA
FP102	SLAB LEAVE OUT, TYP OF 4. REF STRUCTURE
FP103	FUTURE DRIVE THRU WINDOW, SEE ELEVATIONS



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PRC3 - LOT 13

201 RYAN RD, PEA RIDGE, AR

PROJECT NUMBER:
2024-0080

DRAWN BY: Author

APPROVED BY: Approver

ISSUE DATE: xx/xx/xx

REVISIONS

#	DATE	DESCRIPTION

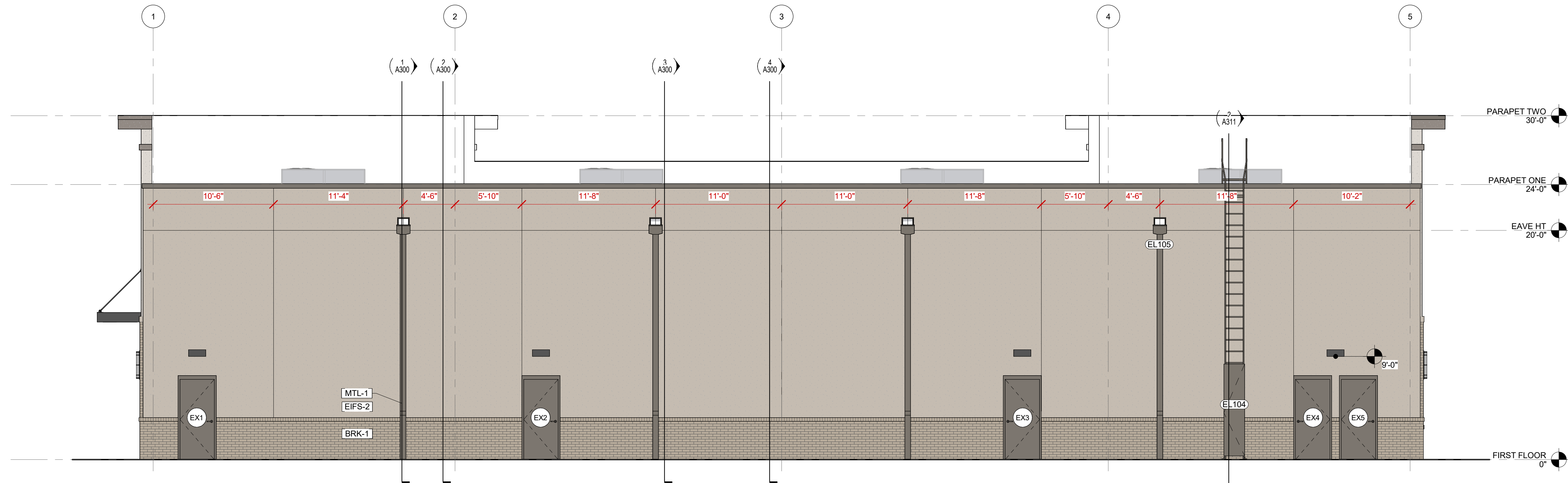
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FIRST FLOOR PLAN

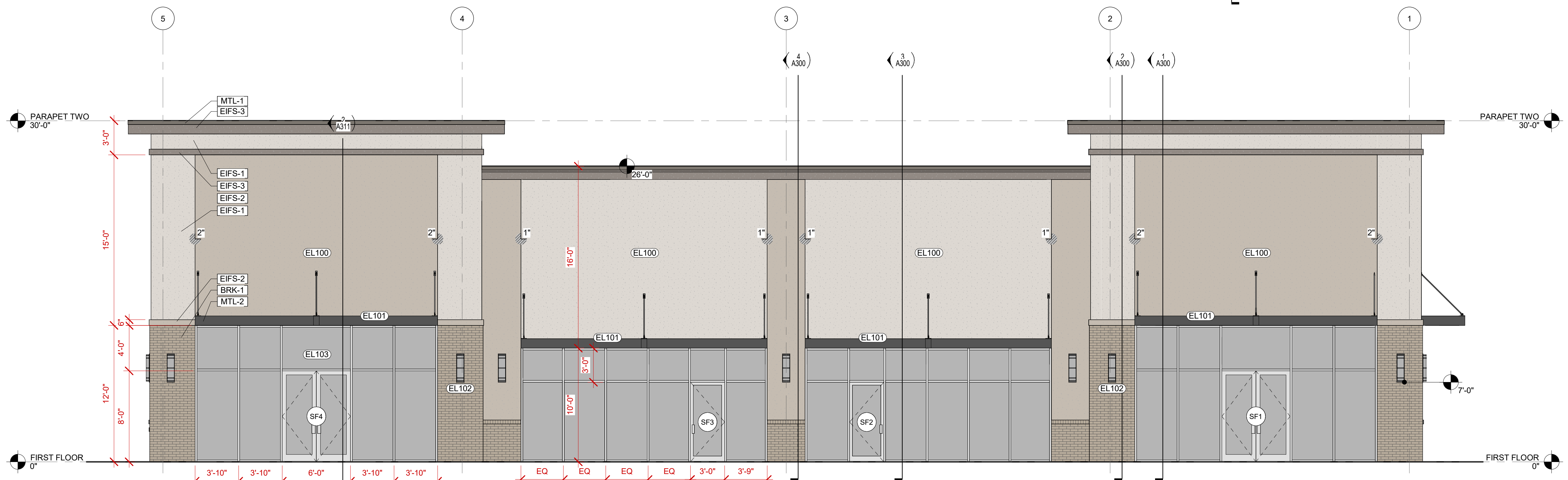
A100

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Architect: Eric Nielsen

PRC3 - LOT 13 - 2460.mt



2 SOUTH ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES - ELEVATIONS

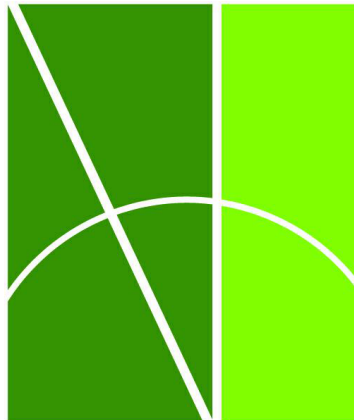
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- ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
- PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE. COORDINATE W/ OWNER'S SIGNAGE PACKAGE IF LOCATIONS ARE NOT SPECIFIED.
- ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED.
- GC TO DISCUSS MOCK UP PANELS FOR EXTERIOR MATERIALS WITH OWNER, REF. SPECS FOR ADDITIONAL DETAIL AND PROCEDURES.

MATERIAL LEGEND - EXTERIOR

KEY	MATERIAL
BRK-1	BRICK
EIFS-1	EIFS - LIGHT TAN
EIFS-2	EIFS - MED TAN
EIFS-3	EIFS - DARK TAN
MTL-1	PREFINISHED METAL
MTL-2	PREFINISHED METAL CANOPY

KEYNOTES - BUILDING ELEVATIONS

KEY	NOTE
EL100	FR RESISTANT PLYWOOD SHEATHING IN RECESS FOR SIGNAGE. PROVIDE JBOX CENTERED ON RECESS FOR SIGNAGE POWER, REF ELECTRICAL
EL101	PREFINISHED METAL CANOPY, PROVIDE SHOP DRAWINGS FOR REVIEW
EL102	SCONCE, CENTER ON WALL, REF ELECTRICAL
EL103	SUITE NUMBER, TYP ABV ALL ENTRIES. REFER TO CITY STANDARDS FOR SIZE AND COLOR
EL104	ROOF ACCESS LADDER, PROVIDE SHOP DRAWINGS FOR REVIEW, LOCKING VANDAL COVER
EL105	SCUPPER TO DOWNSPOUT, REF SECTION
EL106	DRIVE THRU WINDOW FOR REF. ONLY. TENANT TO PROVIDE DURING INFILL



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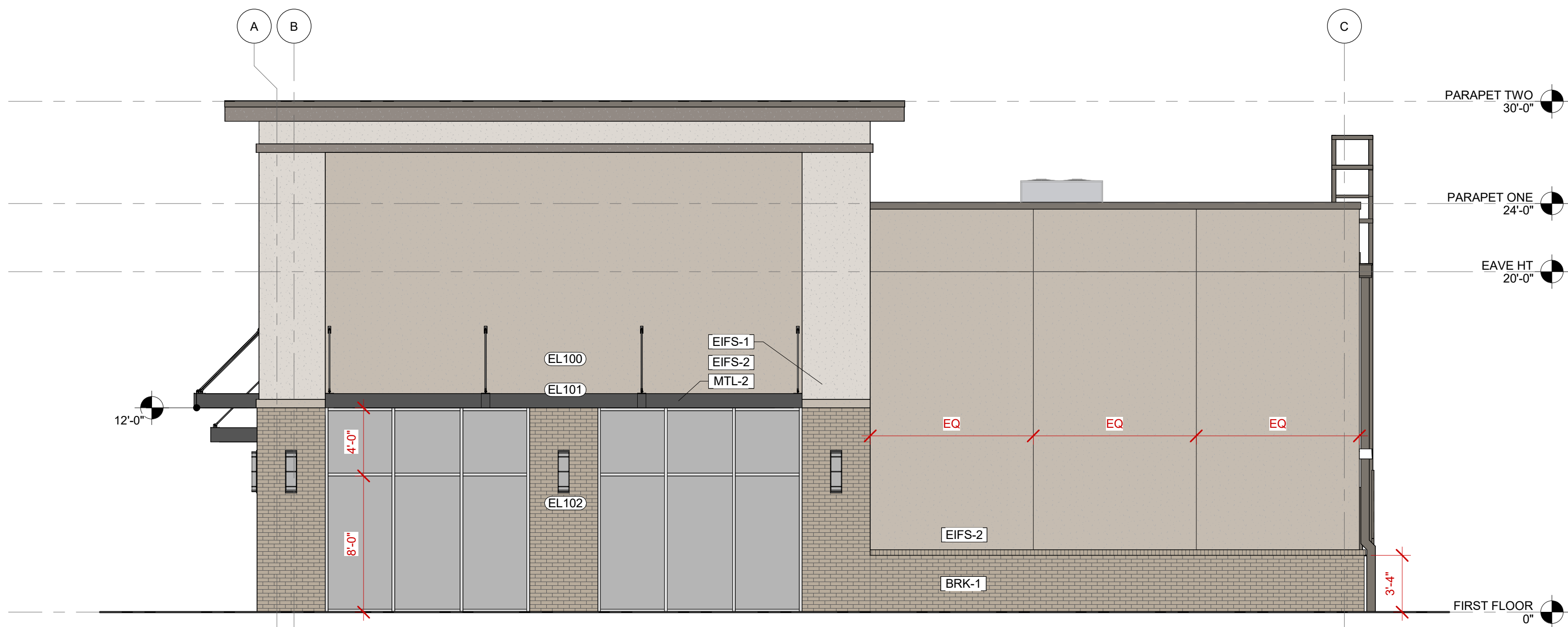
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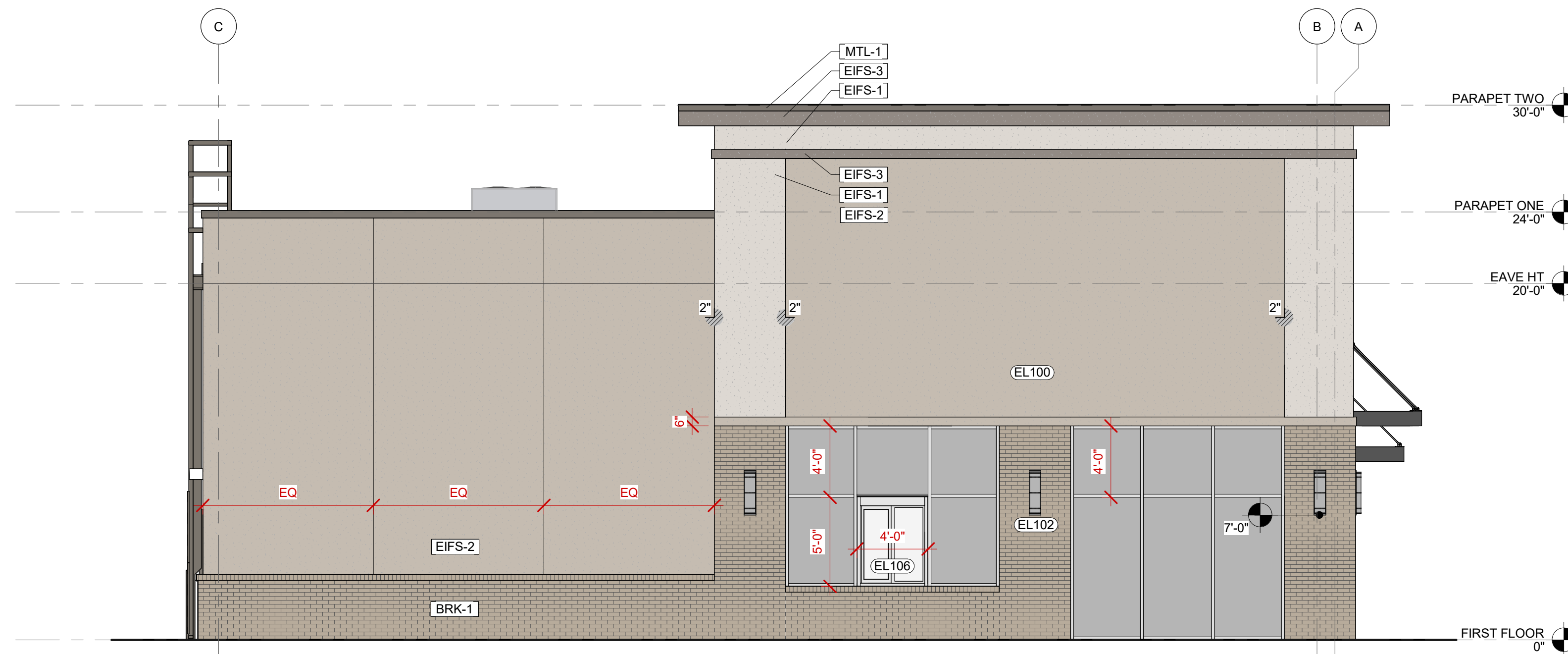
BUILDING
ELEVATIONS

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Autodesk Docs PRC3 - LOT 3\PRC3 LOT 3 - 2460.rvt



2 WEST ELEVATION
3/16" = 1'-0"



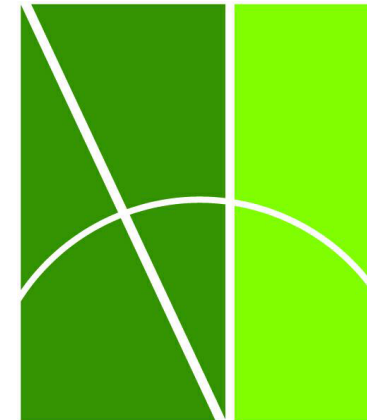
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