# PEA RIDGE COMMONS

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












## ADDITIONAL AREA RETAILERS

AT&T · DOLLAR TREE · Simple Simon's Pizza · ACE Hardware · SONIC · DOLLAR GENERAL · TACO BELL · Mercy · Auto Zone · PLAZA TIRE SERVICE — THE QUICK CHANGE ARTIST — ESTABLISHED IN 1963

| #1 | | | $ | |
|---|---|---|---|---|
| FASTEST GROWING CITY IN ARKANSAS | 13,000+ | 30%+ | $95K+ | PRIME LOCATION |
| U.S. CENSUS 2020-2024 | RESIDENTS TODAY | POPULATION GROWTH | AVG HH INCOME | MINUTES TO BENTONVILLE & ROGERS |
| | AND GROWING | SINCE 2020 | WELL ABOVE STATE AVG. | |

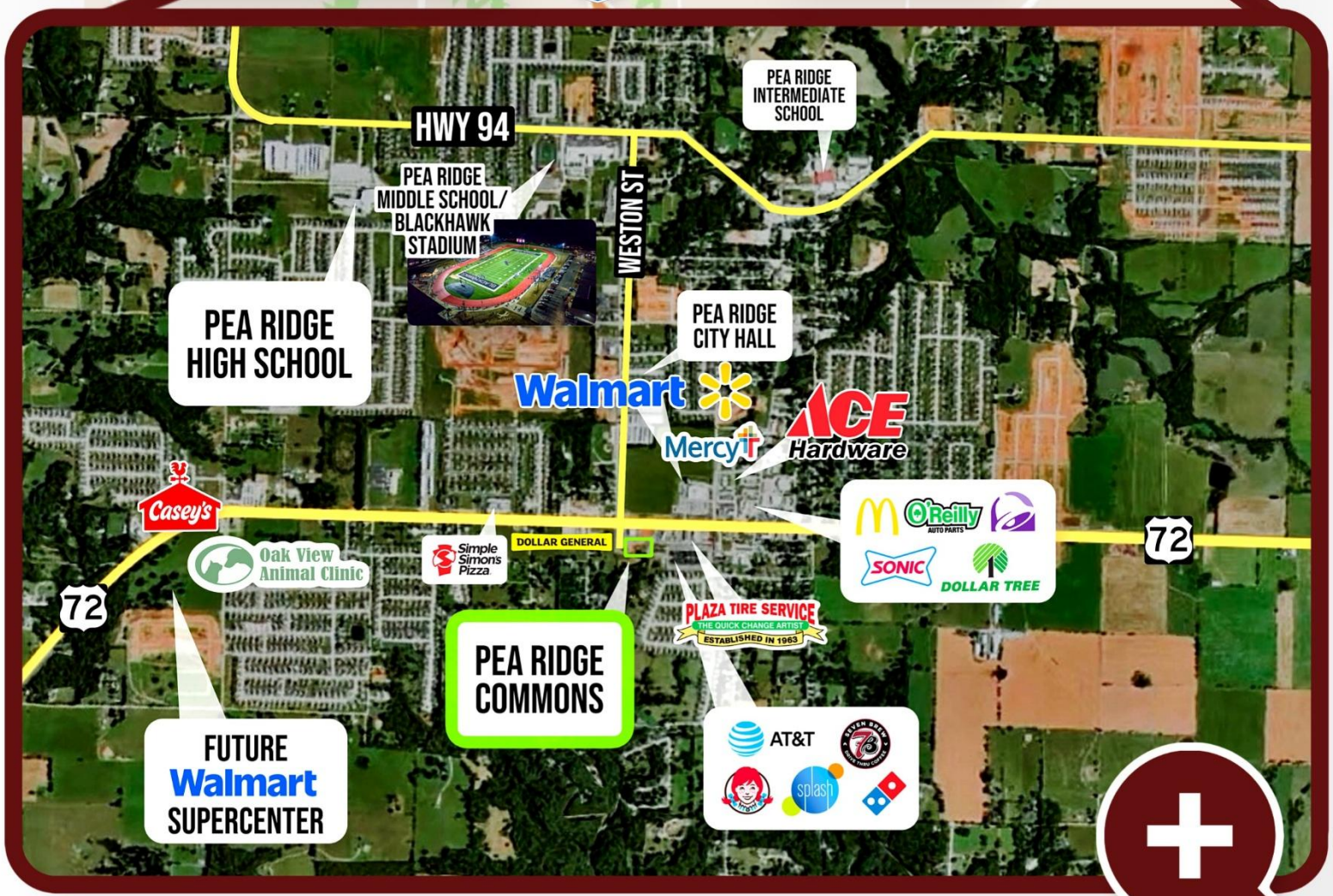
Pea Ridge offers the ideal combination of outdoor recreation, highly rated schools, and a family focused lifestyle that continues to attract new residents from across Northwest Arkansas. As the community grows, expanding retail, dining, and business investments are creating new opportunities for both residents and retailers alike.

SG SITTON GROUP DEVELOPMENT

2259 N 2nd St, Rogers, AR, 72756 | 479.372.4052 | www.sittongroup.com

# LOCAL MAP




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17,000 VPD on HWY 72

11,000 VPD on Curtis Ave

6,000 VPD on Weston St

15 Min | Walmart Global Headquarters

20 Min | Downtown Bentonville

25 Min | XNA, Pinnacle Hills



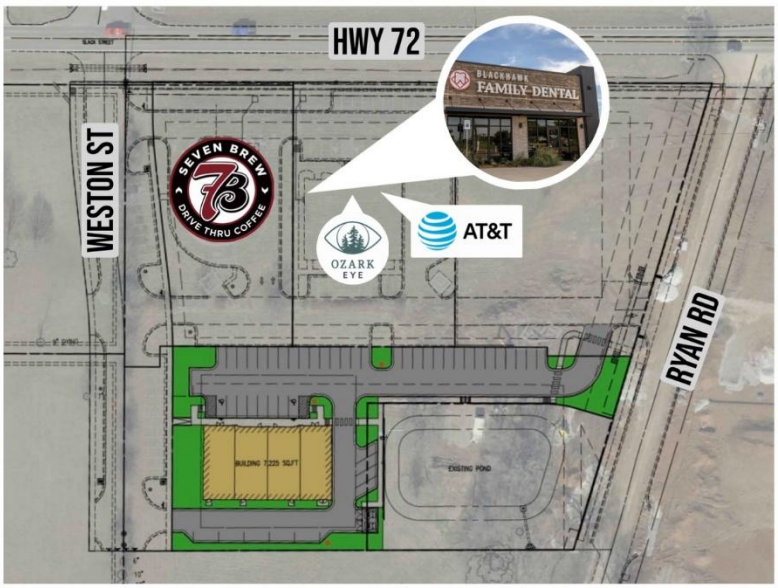

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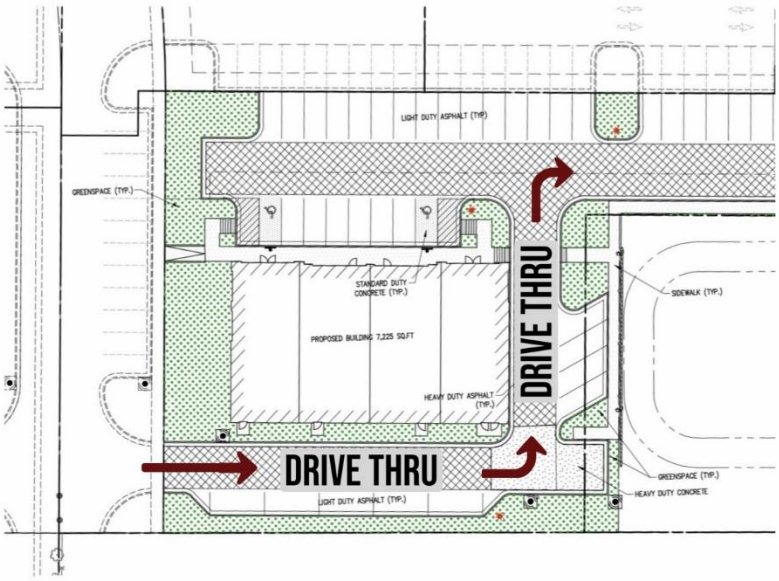
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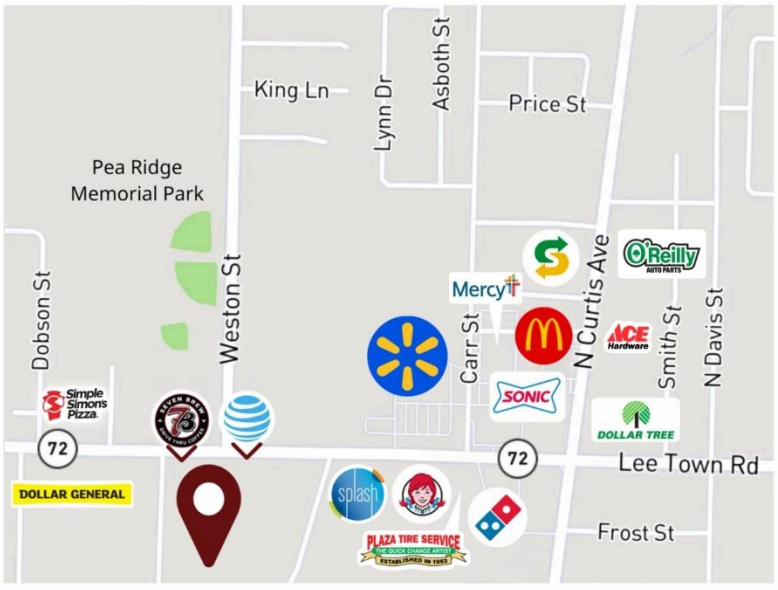
# PEA RIDGE COMMONS LOT 13 - PEA RIDGE, AR 72751






- 1,200 - 7,225 SQFT FOR LEASE
- BUILT-IN CUSTOMER BASE VIA 150-UNIT APARTMENT COMPLEX IN REAR
- DRIVE THRU END-CAP
- SIGNAGE ON BUILDING

SITTON GROUP DEVELOPMENT

Robby Tomlinson | Director of Leasing
479.380.8758 | robby@sittongroup.com

# CONTACT US

## Interested in this Property?

For leasing opportunities, site information, or additional details, please contact:

**Robby Tomlinson** - Director of Leasing

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Office: (479) 372-4052

Email: robby@sittongroup.com

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