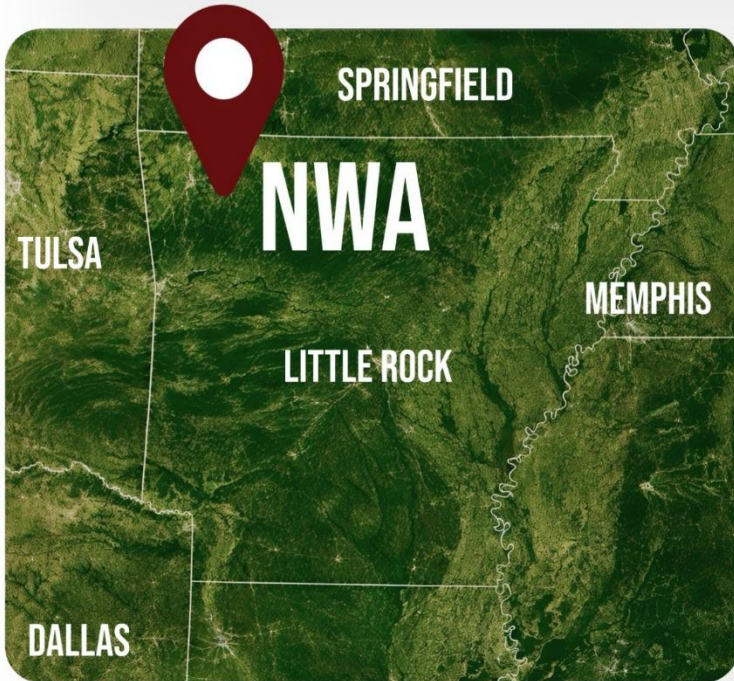


PLEASANT CROSSING - OP2

S Pleasant Crossing Blvd & Dixieland, Rogers, Arkansas



ADDITIONAL AREA RETAILERS

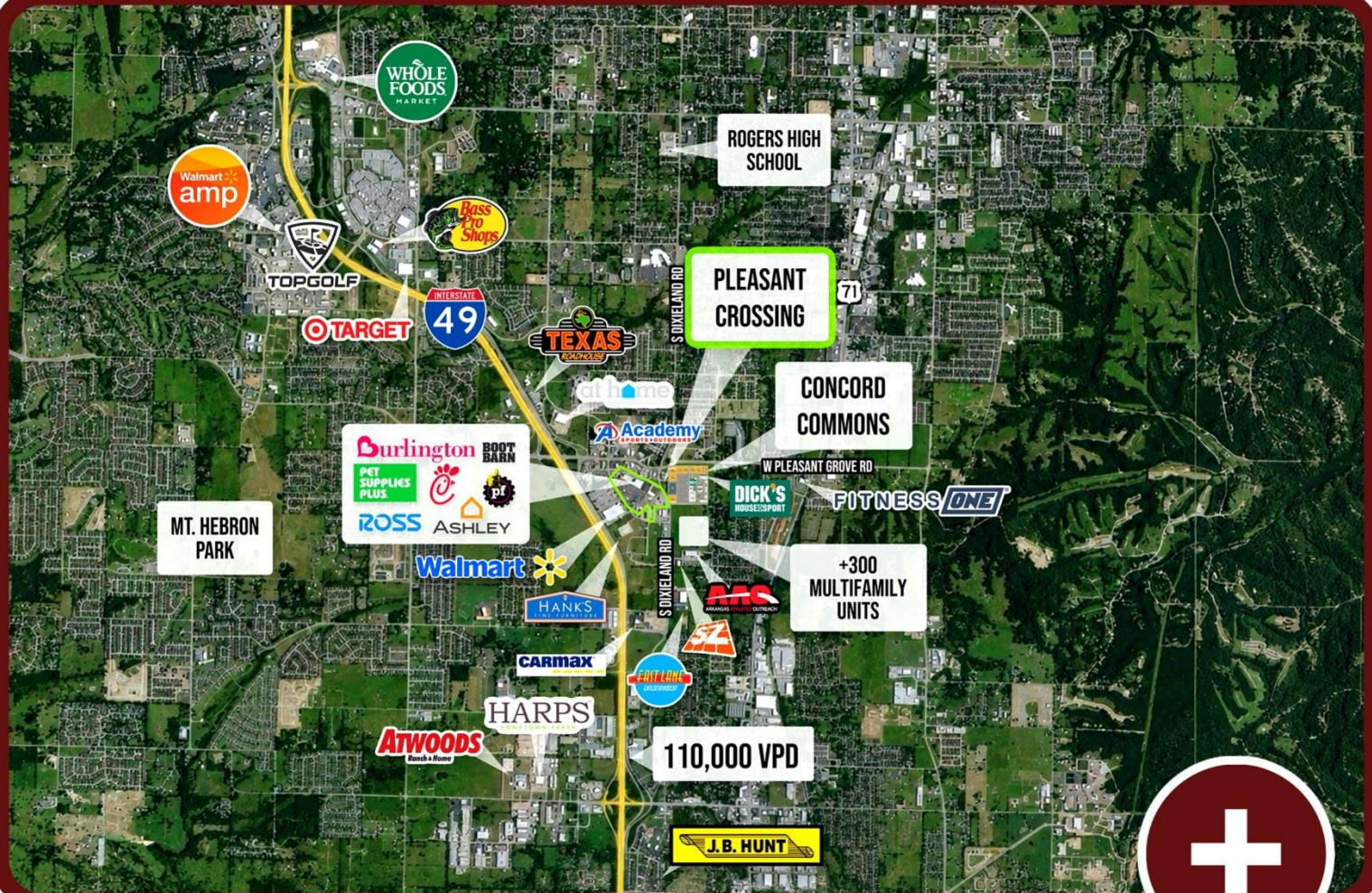


2025 DEMOS	3 MI	5 MI	10 MI	MSA
POPULATION	45,055	106,491	301,345	605,615
AVG HH INCOME	\$131,742	\$124,847	\$123,293	\$97,000
HOUSEHOLDS	16,204	38,627	108,453	224,357



Northwest Arkansas is one of the fastest-growing regions in the United States, anchored by Walmart, Tyson Foods, J.B. Hunt, and a rapidly expanding population with household incomes well above national averages.

LOCAL MAP



110,000 VPD on I-49

5 Min | Pinnacle Hills, Walmart AMP, Topgolf



25,000 VPD on W Pleasant Grove Rd

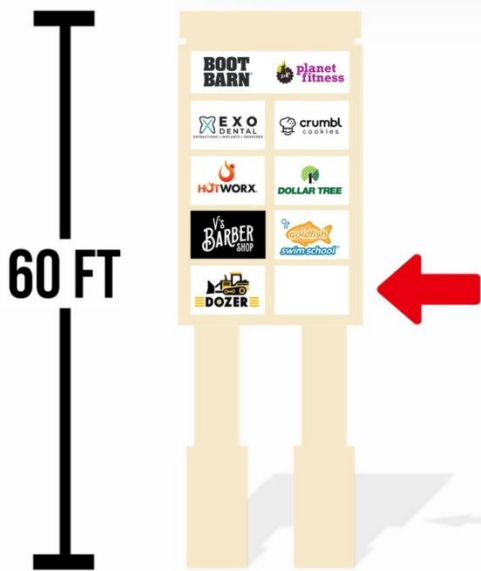
15 Min | Walmart HQ, Crystal Bridges, XNA

21,000 VPD on S Dixieland Rd

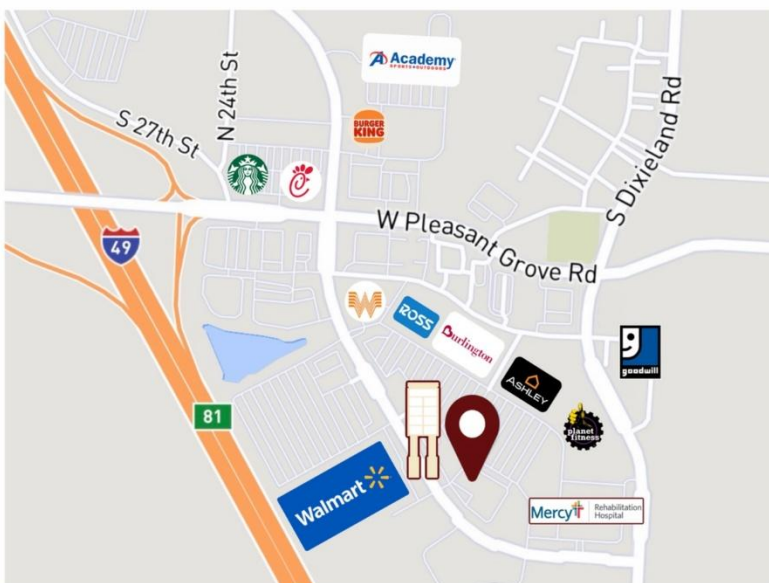
20 Min | Fayetteville, University of Arkansas



4305 S PLEASANT CROSSING BLVD #103 - ROGERS, AR 72758



4305 S PLEASANT CROSSING BLVD #103 - ROGERS, AR 72758



- 2,485 SQFT FOR LEASE
- 7 EXAM ROOMS
- 2 PRIVATE OFFICES
- BREAK ROOM & SUPPLY ROOM
- SIGNAGE ON BUILDING & 60FT PYLON