

PLEASANT CROSSING - OP4

S Pleasant Crossing Blvd & Dixieland, Rogers, Arkansas



ADDITIONAL AREA RETAILERS

Burlington

five
BELOW

CAVENDER'S



HOTWORX



Academy
SPORTS+OUTDOORS

ASHLEY

at home

PET
SUPPLIES
PLUS



FAMOUS
footwear

BOOT
BARN

burn
bootcamp

SLIM CHICKENS

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.

A square icon with rounded corners, featuring the words "LOCAL" and "MAP" in large, bold, white capital letters stacked vertically on a dark grey background.

◀ TULSA

SILOAM SPRINGS

BENTONVILLE

PEA RIDGE

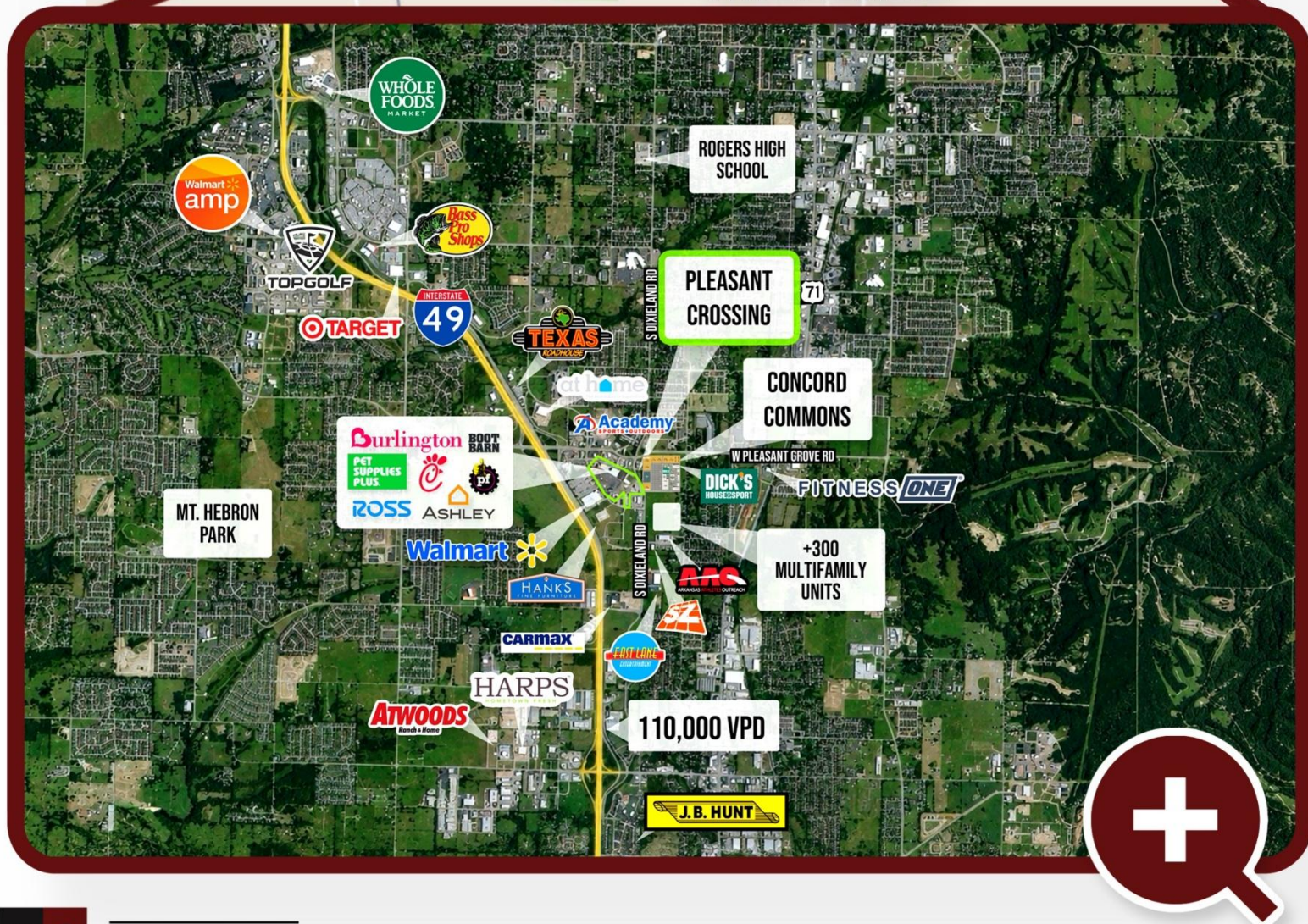
ROGERS

LOWELL



SPRINGDALE

FAYETTEVILLE



SITTON GROUP
DEVELOPMENT

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

5 Min | Pinnacle Hills, Walmart AMP, Topgolf



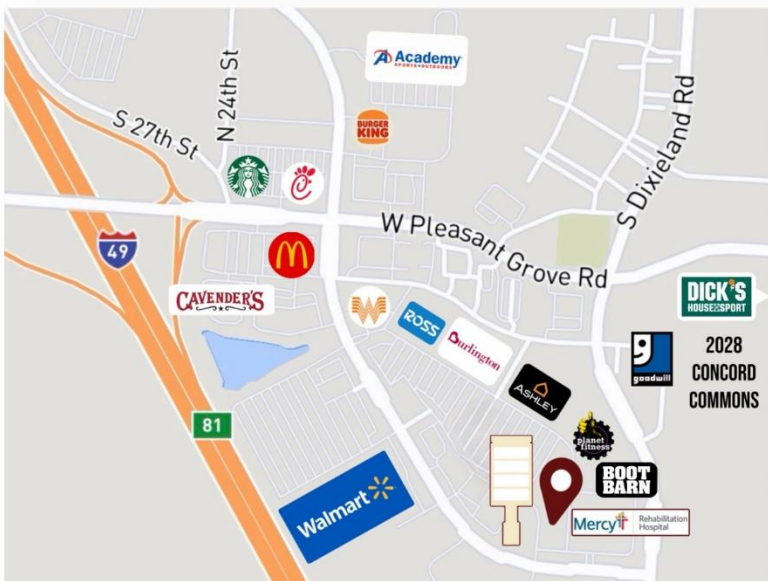
15 Min | Walmart HQ, Crystal Bridges, XNA

20 Min | Fayetteville, University of Arkansas



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

4311 S PLEASANT CROSSING BLVD - ROGERS, AR 72758



- 1,960 SQFT FOR LEASE
- OPEN FLOOR PLAN
- EXCELLENT VISIBILITY
- HIGH TRAFFIC
- SIGNAGE ON BUILDING & ON PYLON