

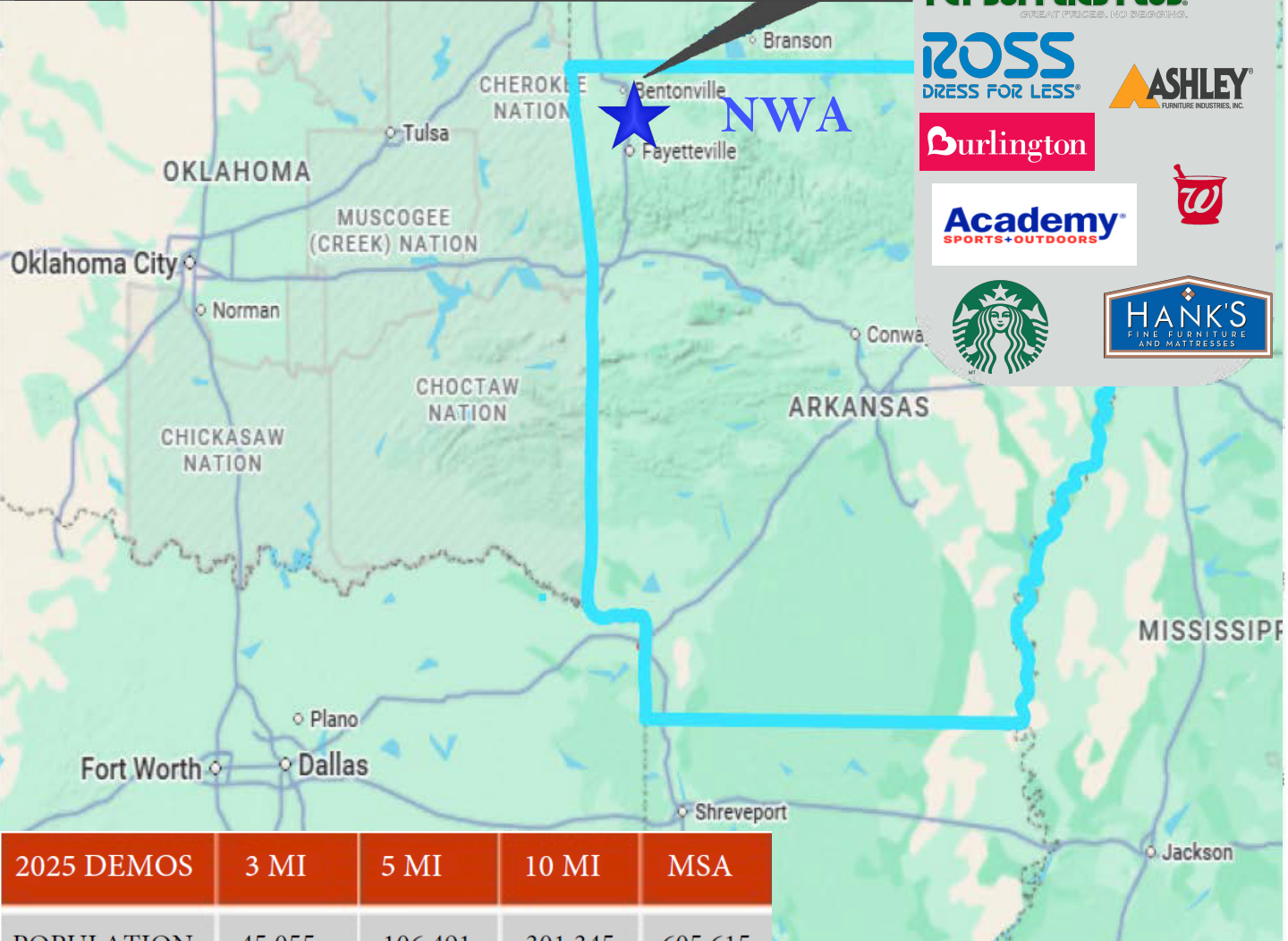
PLEASANT CROSSING COMMONS

Pleasant Crossing RD & I-49 | Rogers Arkansas

+ Highlights

- Home to the world headquarters of Walmart, Tyson Foods, J.B. Hunt Transport, Sam's Club, and Daisy BB Guns, along with many other multinational corporations and regional retailers.
- One of the fastest-growing metropolitan areas in the nation.
- Features a high-volume Walmart Supercenter.

+A thriving business community
-come join us!



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

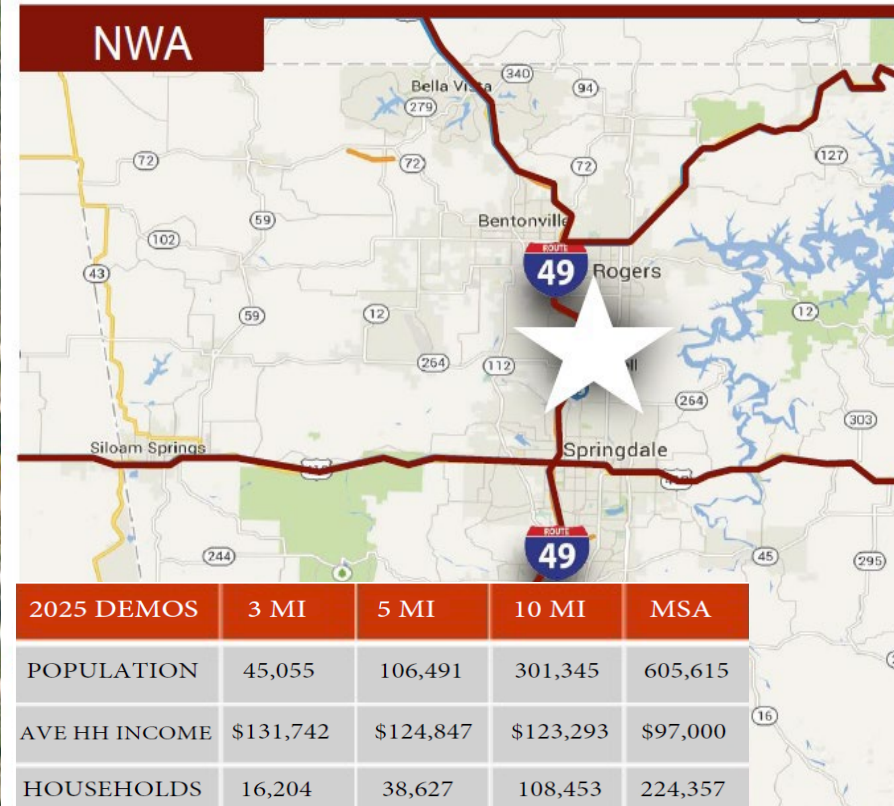


SITTON GROUP
DEVELOPMENT



LOCAL MAP

PLEASANT CROSSING RD & I-49 | ROGERS ARKANSAS



✚ JOIN THE FASTEST GROWING REGION IN FOUR-STATE.

1 SCOTTSDALE CENTER

2 PINNACLE HILLS PROMENADE

3 PLEASANT CROSSING COMMONS



ARVEST

Valvoline
Engine Oil Change

SHOOT THE KING

LOUISIANA
POPEYES

ZIPS

HENDRIX

OLD CHICAGO
PIZZA & TAPROOM

Grand
Savings Bank

W Pleasant Grove Road

Pylon

OP3

1.49 ac

OP4

1.25 ac

OP5

1.20 ac

OP6

1.40 ac

OP7

1.24 ac

OP8

1.24 ac

Concord Street

WOODBRIDGE

PET SUPPLIES PLUS

Available

ROSS

Burlington

ASHLEY

planet fitness

Shops

goodwill

OP1

2.04 ac

Pylon

DICK'S
SPORTING GOODS

Shops
12,000 sf

URBAN 4th
ADVENTURE PARK

Jr.
Anchor
50,000 sf

Multi Family
300 units +/-

S. Pleasant Crossing Blvd.

Pylon A

Existing
Shops

Pylon B

New
Shops

Pylon C

Dixieland Road

Walmart

ZAXBY'S

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

Mercy



**Pleasant Crossing Commons
Phase 1
Suite D – 7,611 sf**

