

NOW LEASING

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THE PLAZA

AT PINNACLE HILLS

A premier state-of-the-art mixed use development
anchored by Ruth's Chris Steak House



W NORTHGATE ROAD & S PINNACLE HILLS PARKWAY
UPTOWN | ROGERS, ARKANSAS



PROJECT OVERVIEW

The Plaza at Pinnacle Hills is the premier mixed-use development in rapidly expanding Northwest Arkansas. Positioned in the heart of the region and anchored by a two-story Ruth's Chris Steak House, it will comprise 304 luxury residential apartments, a 125-key Marriott Autograph hotel, and 16,000 SF of highly visible ground floor retail. Located in the desirable Pinnacle Hills neighborhood, the project is set to transform the area with its distinct architectural features, superior visibility, and convenient access.

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HIGHLIGHTS

- Anchored by 2-story Ruth's Chris Steak House with Rooftop Bar
- 304 Luxury Apartments
- 125 Key Luxury Autograph Marriott Immediately Adjacent (Opening 2025)
- Grand Entrance
- Excellent Visibility and Access
- Ideal for breakfast cafe, high-end salon, boutique fitness, coffee roaster, etc.
- Building signage

ASKING RENT

Available starting at
\$38.00 NNN PSF

AVAILABILITY

Suite A: 3,065 SF

Suite B: 2,084 SF

Suite C: 2,067 SF

Suite D: 2,079 SF

Suite E: 5,078 SF

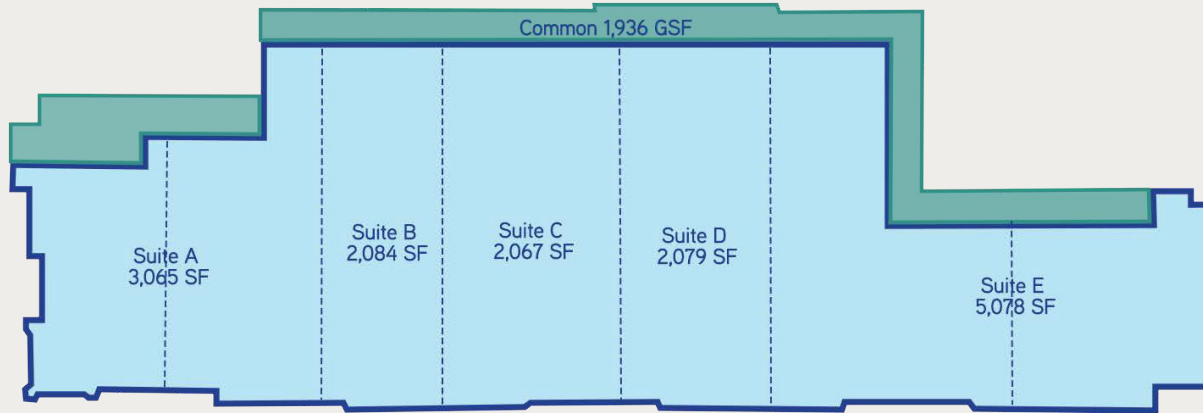
*Suite sizes are flexible



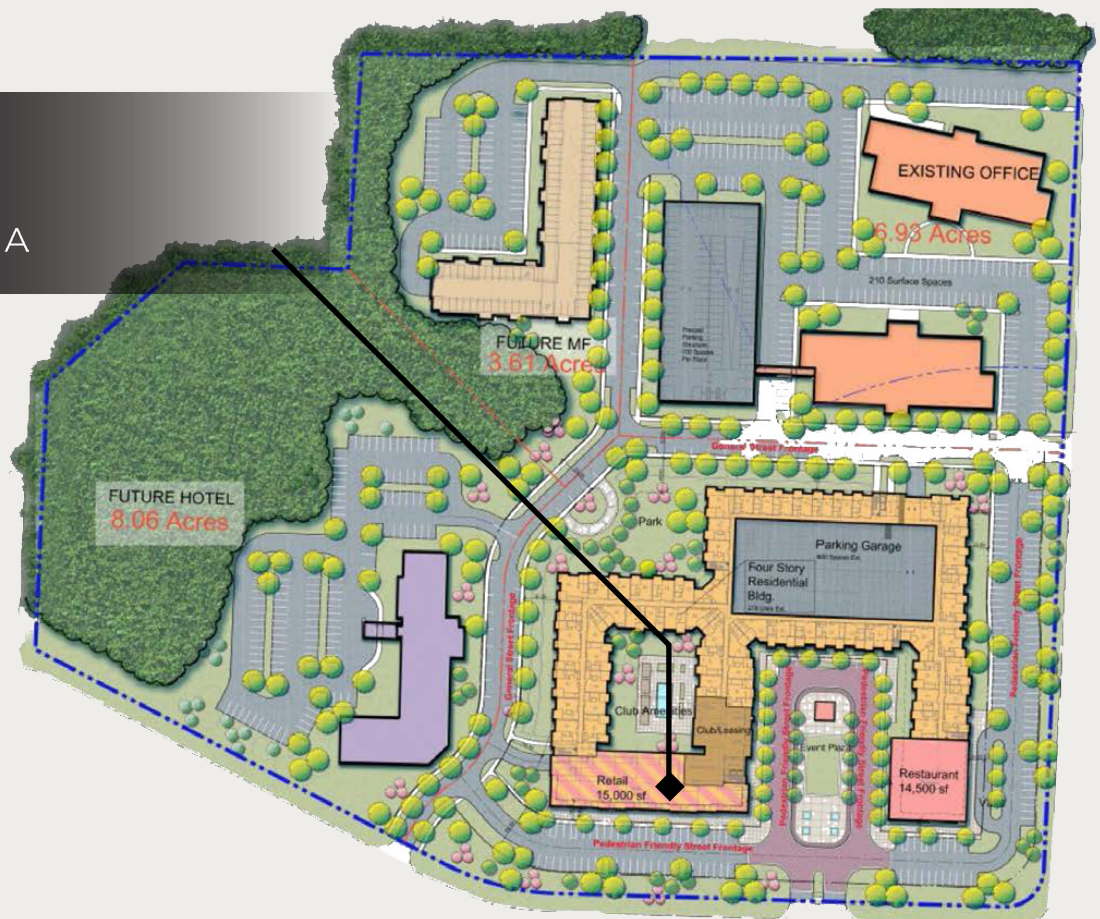
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FLOOR PLAN



SITE PLAN



DEMOGRAPHICS



105,634
Households



\$261,446
Average Home Value



36.5
Median Age



56.7
Diversity Index



108
Wealth Index

*ESRI's Wealth Index estimate measures the wealth of an area relative to the national level. Values exceeding 100 represent above-average wealth.





LOCATION OVERVIEW

1

Mercy Hospital

\$277 million hospital expansion adding 150 additional patient beds, rooms and expanded services to meet the needs of the growing market.

2

Topgolf

Golf, party, sports bar and restaurant venue along Interstate 49.

3

United Soccer League

A proposed men's professional soccer league stadium that will also be a venue for concerts and other gatherings.

4

Pinnacle Hills Promenade

A premier shopping destination in Northwest Arkansas offering outdoor boutique and national retailers.

5

Multimillion Dollar Developments

Totaling more than \$450 million and growing, the Pinnacle Hills / Uptown submarket of Rogers is surrounded by new office, retail and mixed-use developments either completed, planned or under construction within the last 18 months.

6

Rogers Convention Center

Number one meeting and event facility in Northwest Arkansas offering expansive and versatile space for events of all sizes and anchored by Embassy Suites.

7

Pinnacle Hills Country Club

Home to many senior-level executives and professional service providers with an average of \$260k of annual median net worth income and estate-sized homes.

8

Razorback Greenway Trail System

Accessibility to more than 450 miles of dirt and paved trails spanning from Bella Vista to Fayetteville.

9

The District

A 368-acre mixed-use development including office, retail, outdoor plaza, apartments, parking deck and hotel.

10

Pinnacle Springs Shopping Center

A 80,498-square-foot mixed-use development anchored by Whole Foods with two planned phases including townhomes, parking garage, retail and office buildings.



For more information, please contact:

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