

PLEASANT CROSSING - PHASE 3

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



SITTON GROUP
DEVELOPMENT

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

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

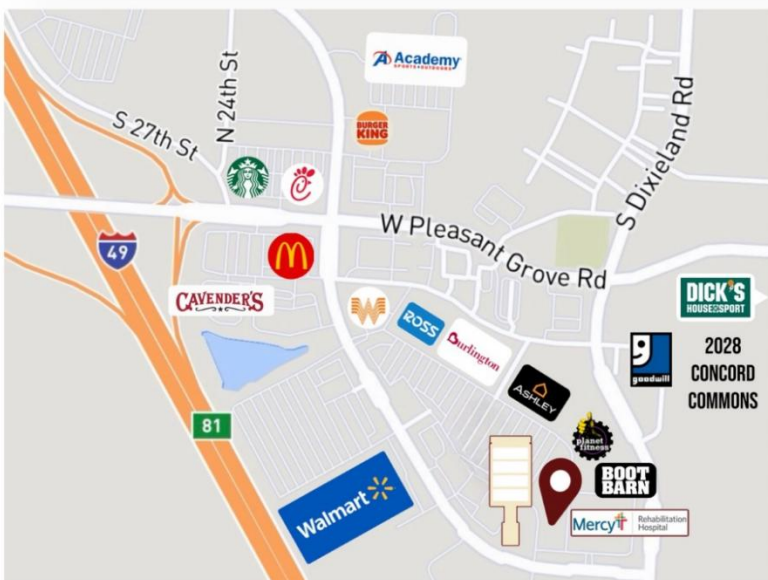
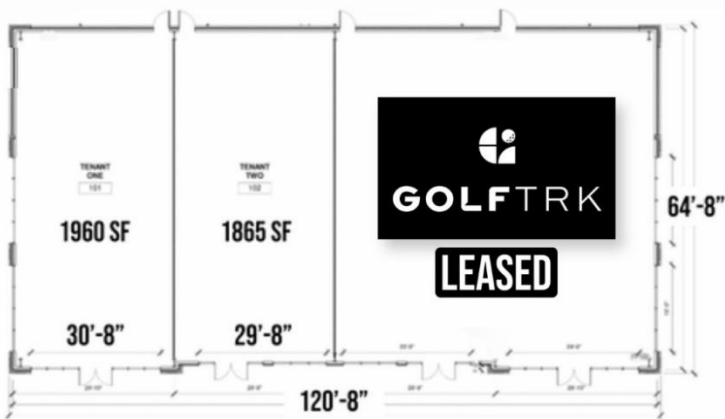
20 Min | Fayetteville, University of Arkansas



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4311 S PLEASANT CROSSING BLVD - ROGERS, AR 72758



- 1,960 - 3,825 SQFT FOR LEASE
- OPEN FLOOR PLAN
- EXCELLENT VISIBILITY
- HIGH TRAFFIC
- SIGNAGE ON BUILDING & ON PYLON