

PEA RIDGE COMMONS

HWY 72 (Slack St.) & Weston St. Pea Ridge, Arkansas



ADDITIONAL AREA RETAILERS



#1

**FASTEST GROWING
CITY IN ARKANSAS**

U.S. CENSUS
2020-2024



13,000+
RESIDENTS TODAY
AND GROWING



30%+
POPULATION GROWTH
SINCE 2020



\$95K+
AVG HH INCOME
WELL ABOVE STATE AVG.



**PRIME
LOCATION**
MINUTES TO
BENTONVILLE & ROGERS



Pea Ridge offers the ideal combination of outdoor recreation, highly rated schools, and a family focused lifestyle that continues to attract new residents from across Northwest Arkansas. As the community grows, expanding retail, dining, and business investments are creating new opportunities for both residents and retailers alike.



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

LOCAL MAP

BELLA VISTA

PEA RIDGE

BENTONVILLE

ROGERS



HWY 94

PEA RIDGE
MIDDLE SCHOOL/
BLACKHAWK
STADIUM

PEA RIDGE
INTERMEDIATE
SCHOOL

WESTON ST

PEA RIDGE
HIGH SCHOOL

PEA RIDGE
CITY HALL

Walmart

MercyT

ACE
Hardware



Oak View
Animal Clinic

Simple
Simon's
Pizza

DOLLAR GENERAL



FUTURE
Walmart
SUPERCENTER

PEA RIDGE
COMMONS

PLAZA TIRE SERVICE
THE QUICK CHANGE ARTIST
ESTABLISHED IN 1963



17,000 VPD on HWY 72



11,000 VPD on Curtis Ave

6,000 VPD on Weston St

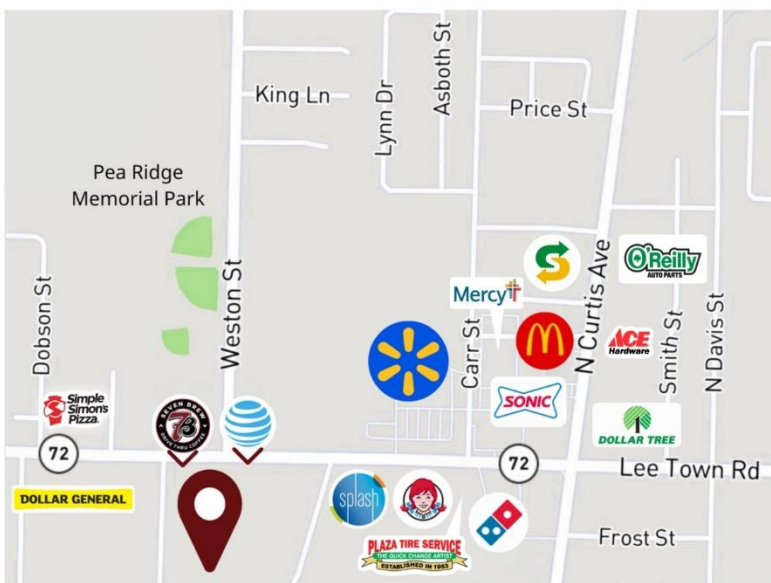
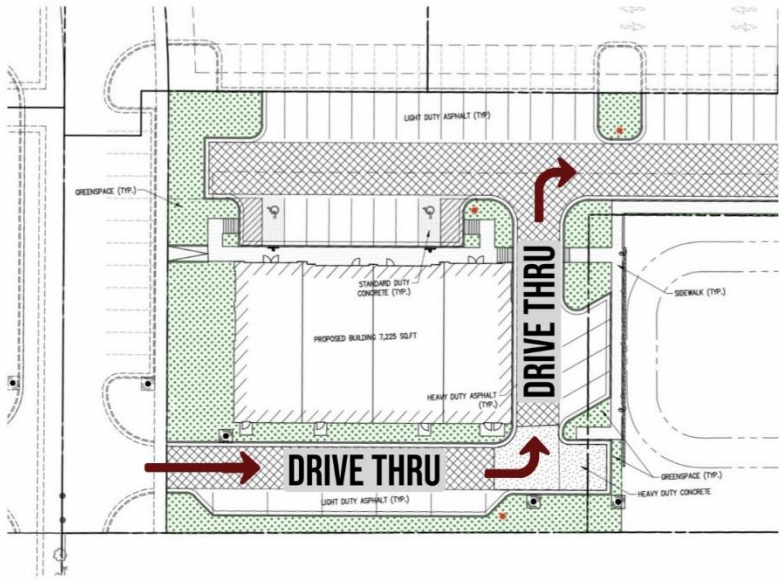
15 Min | Walmart Global Headquarters

20 Min | Downtown Bentonville

25 Min | XNA, Pinnacle Hills



PEA RIDGE COMMONS LOT 13 - PEA RIDGE, AR 72751



- 1,200 - 7,225 SQFT FOR LEASE
- BUILT-IN CUSTOMER BASE VIA 150-UNIT APARTMENT COMPLEX IN REAR
- DRIVE THRU END-CAP
- SIGNAGE ON BUILDING