



Pinnacle Hills Promenade

ROGERS, ARKANSAS



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THE PINNACLE OF STYLE

Pinnacle Hills Promenade is an exciting new open-air center set in the flourishing locale of Rogers, Arkansas. The finest retailers take shopping in Northwest Arkansas to new heights while enticing restaurant and entertainment opportunities provide a refreshing escape from everyday life.

- This architecturally appealing, open-air center anchored by Dillard's, JCPenney and a 12-screen Malco Theatre features a village of over 80 distinct shops and restaurants.
- The unique dining options at Pinnacle Hills Promenade include new to the market P.F. Chang's China Bistro, Fish City Grill, Mimis Café, Granite City Modern American Grill and Texas Land and Cattle Steak House.
- The striking streetscape design exhibits a collection of the finest fashion and home retailers offering a unique shopping experience for the Northwest Arkansas marketplace.
- Trendy theme restaurants provide an array of dining options and outdoor patio seating.
- An architecturally unique and beautiful 35,000 square foot Food Pavilion seats over 600 customers and offers six food vendors.
- The Food Pavilion unfolds into the outdoor children's play area and an al fresco seating area, which features a two-sided field stone fireplace, stone seat walls, café style seating and a bubbling water feature.
- A showcase of lush landscaping and attractive water features create a pedestrian friendly, park-style promenade for consumer enjoyment and convenience.

THRIVING, SOPHISTICATED MARKET

- Rapid population growth, a lack of significant competition in the area, and a low cost of living, enhances the amazing appeal of Pinnacle Hills Promenade to the retail industry.
- The average household income within a 3-mile radius of the Pinnacle Hills Promenade is approximately \$69,232, significantly higher than the metro, state and national average.
- Over the next few years, the population is anticipated to grow by over 8% due to an amazing influx of Wal-Mart vendors, Tyson's Food, and J.B. Hunt executive families.
- Future employment opportunities are growing at a rate of twice the national average, which are anticipated to grow by 31.5% in the Pinnacle Hills Promenade market by 2010.
- The significantly low cost of living, over 17% less than large city markets, increases the region's appeal to relocating families and professionals.

LOCATION

- Conveniently located at the northeast quadrant of I-540 and the new interchange of Promenade Boulevard, Pinnacle Hills Promenade will coincide with the completion of the new Promenade Boulevard exit.
- Pinnacle Hills Promenade is centrally located in the fastest growing area of Northwest Arkansas.

MALL INFORMATION

LOCATION

Interstate 540 and Promenade Boulevard

MARKET

Fayetteville-Springdale-Rogers MSA

DESCRIPTION

Open-air center

ANCHORS

JCPenney, Dillard's, 12-screen Malco Theater

OPENED Fall 2006

TOTAL RETAIL SQUARE FOOTAGE 1,001,042 sq. ft.

FT. SMITH ET AL, AR (DMA)

2007 POPULATION 747,541

2012 PROJECTED POPULATION 813,613

2007 HOUSEHOLDS 286,613

2012 PROJECTED HOUSEHOLDS 311,577

2007 MEDIAN AGE 35.2

2007 AVERAGE HH INCOME \$53,308

2012 PROJECTED AVERAGE HH INCOME \$59,963

30-MILE RADIUS PROFILE

2007 POPULATION 434,264

2012 PROJECTED POPULATION 489,858

2007 HOUSEHOLDS 165,578

2012 PROJECTED HOUSEHOLDS 186,686

2007 MEDIAN AGE 34.0

2007 AVERAGE HH INCOME \$57,570

2012 PROJECTED AVERAGE HH INCOME \$65,196

DAYTIME EMPLOYMENT

3-MILE RADIUS 21,461

5-MILE RADIUS 72,912

SOURCE: CLARITAS, INC.