

PINNACLE HILLS PROMENADE

ROGERS, ARKANSAS



THE MERCHANDISING

- This architecturally appealing 152-acre, 1,136,400-square-foot open-air center is anchored by a 155,000-square-foot Dillard's, a 12-screen Malco Pinnacle Theater, a 98,000-square-foot jcpenny, and one of the most innovatively "green" 137,000-square-foot Target stores found anywhere in the United States.
- Over 100 regional and nationally recognized retailers provide an exceptional shopping experience. Such retailers include Williams-Sonoma, Coach, Sephora, Pottery Barn, White House | Black Market and many more.
- Pinnacle Hills Plaza is a 260,000-square-foot big-box retail village that features Bed Bath & Beyond, TJ Maxx, Gordman's, Famous Footwear, Dress Barn, LifeWay Christian Store, Kirklands, Old Navy, Ulta, PetSmart and Hancock Fabrics.
- Restaurants include P.F. Chang's China Bistro, Fish City Grill, Mimi's Café, Texas Land and Cattle and Houlihan's.
- Top performing category retailers include women's accessories and specialty, personal care and restaurants.
- 80,000 square feet of Class A premium office space at Pinnacle Hills Promenade presents a high visibility office lifestyle on either the second floor of Park Place West or Park Place East. Flexible and efficient customized floor plans are available to suit your needs.
- Further substantiating the positive retail climate available in Northwest Arkansas, Cabela's World's Foremost Outfitter opened its first store location in Arkansas in 2012. In addition, The Fresh Market also opened with both retailers reporting record traffic and sales.

THE LOCATION

- Conveniently located at the northeast quadrant of I-540 and the Promenade Boulevard Interchange, Pinnacle Hills Promenade is centrally located in the fastest growing area of Northwest Arkansas.

THE MARKET

- Rapid population growth, a lack of significant competition in the area and a low cost of living enhance the amazing appeal of Pinnacle Hills Promenade to the retail industry.
- The average household income within a 1-mile radius of Pinnacle Hills Promenade is approximately \$91,537, while within a 3-mile radius incomes are \$73,554, significantly higher than the metro, state and national average. These high income households account for 30% of Pinnacle Hills shoppers, better than the GGP mall average of 20%.
- The significantly low cost of living, over 17% less than large city markets, increases the region's appeal to relocating families and professionals.

THE FUTURE

- Northwest Arkansas is poised for tremendous growth and retail success. The business climate boasts over 1,350 vendors here to service and support Walmart and Sam's Club. Over the next five years, population growth is projected to increase 12%, placing it in the top 10% of all GGP trade areas.

MALL INFORMATION

LOCATION: Interstate 540 and Promenade Boulevard

MARKET: Fayetteville-Springdale-Rogers MSA

DESCRIPTION: Open-air center

ANCHORS: jcpenny, Dillard's, 12-screen Malco Theatres

OPENED: Fall 2006

TOTAL RETAIL SQUARE FOOTAGE: 1,136,400

TRADE AREA PROFILE

2013 POPULATION 429,991

2018 PROJECTED POPULATION 461,583

2013 HOUSEHOLDS 159,889

2018 PROJECTED HOUSEHOLDS 171,440

2013 MEDIAN AGE 33.0

2013 AVERAGE HOUSEHOLD INCOME \$60,603

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$63,021

30 - MILE RADIUS

2013 POPULATION 493,343

2018 PROJECTED POPULATION 526,070

2013 HOUSEHOLDS 184,775

2018 PROJECTED HOUSEHOLDS 196,754

2013 MEDIAN AGE 33.9

2013 AVERAGE HOUSEHOLD INCOME \$58,732

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$60,861

DAYTIME EMPLOYMENT

3 - MILE RADIUS 31,889

5 - MILE RADIUS 89,536

Source: Nielsen

