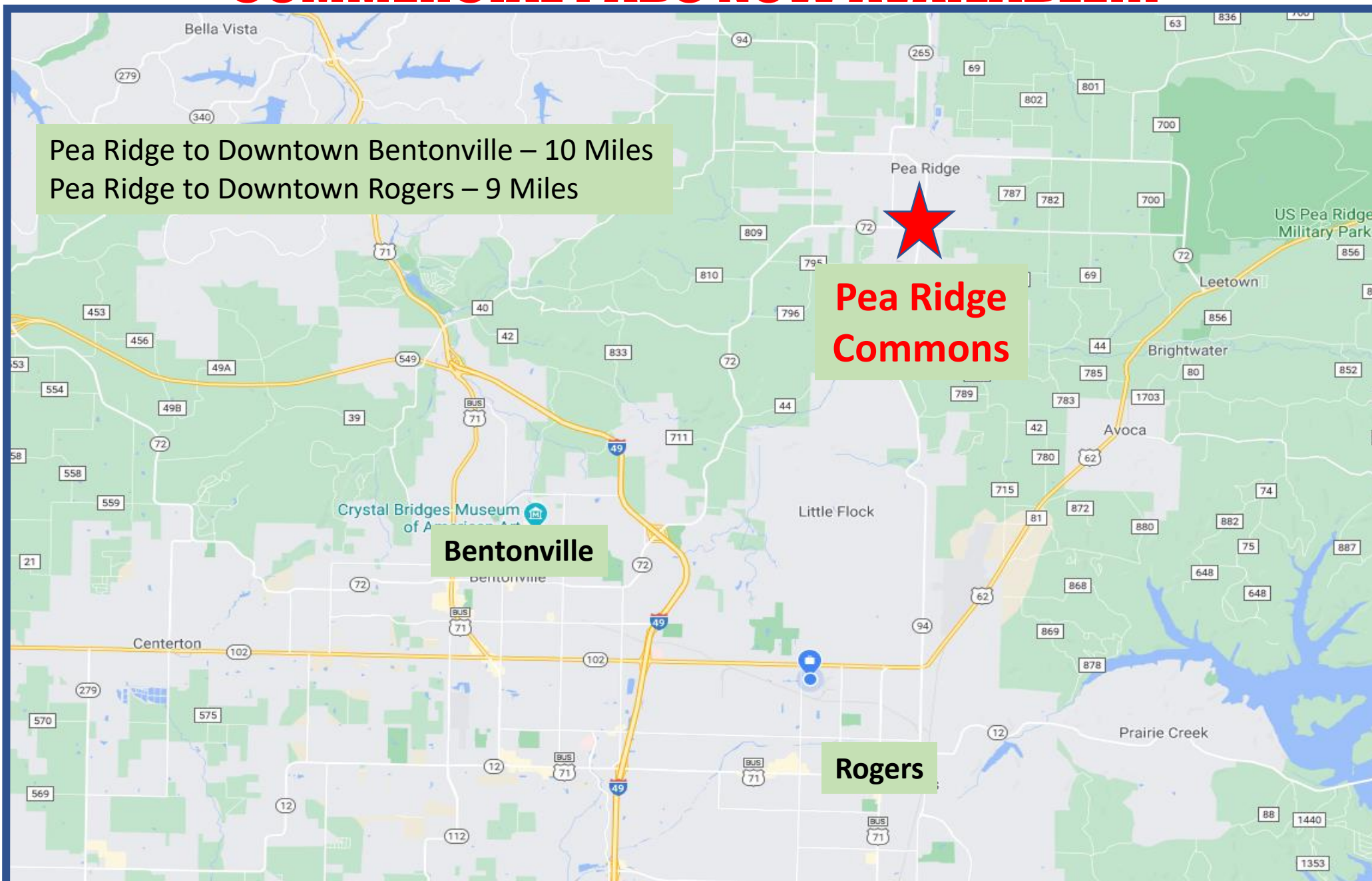


COMMERCIAL PADS NOW AVAILABLE!!!

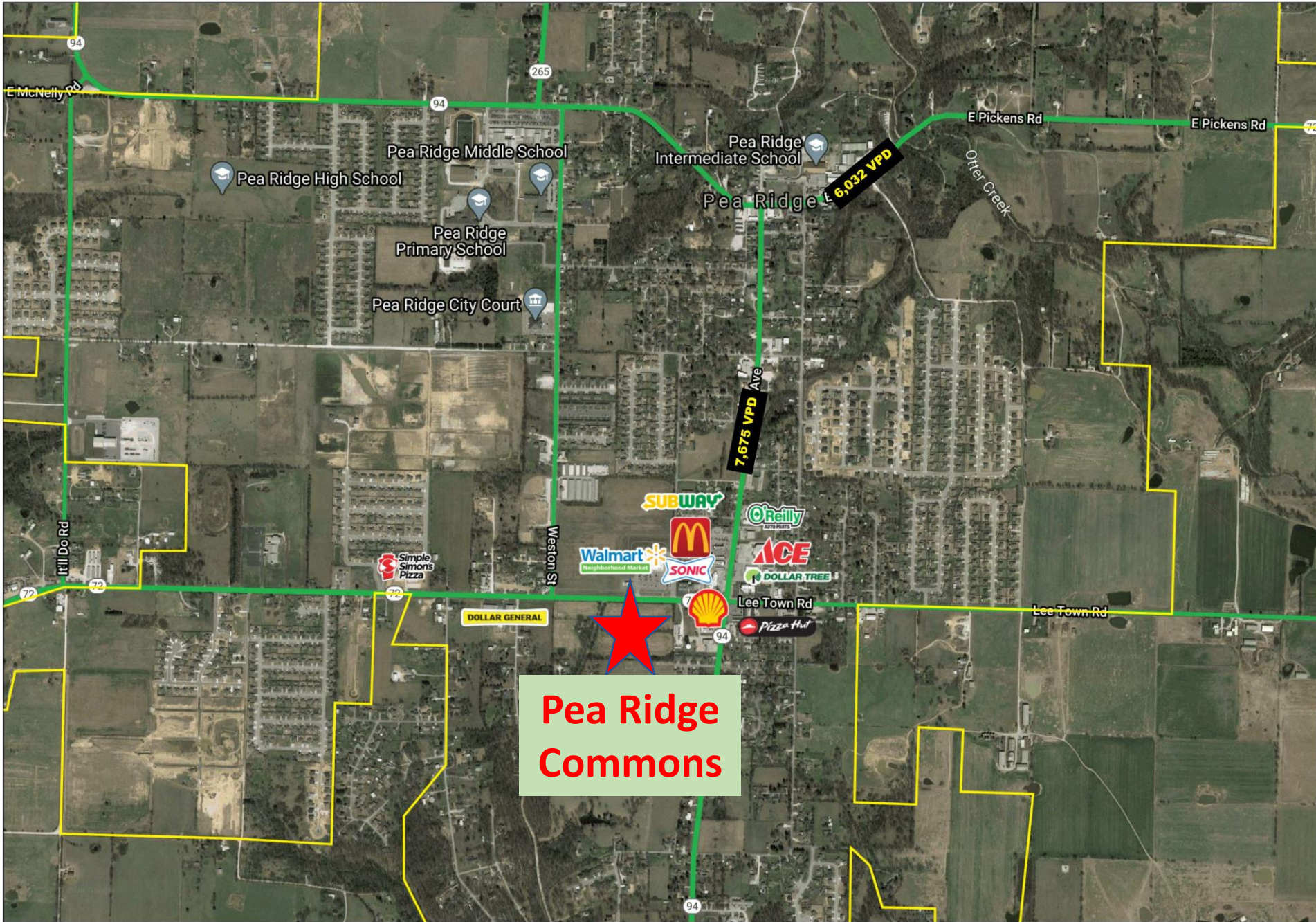


Pea Ridge to Downtown Bentonville – 10 Miles
Pea Ridge to Downtown Rogers – 9 Miles

**Pea Ridge
Commons**

Bentonville

Rogers

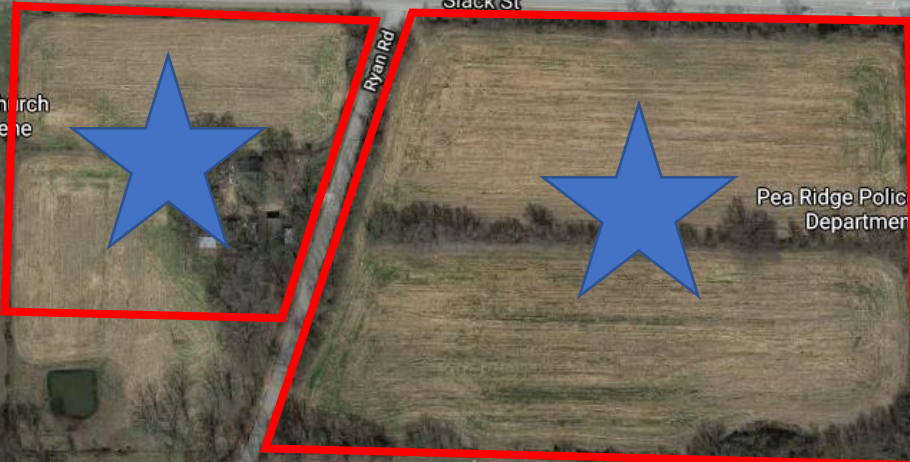


Pea Ridge Commons



PEA RIDGE, ARKANSAS

Major Retail & Restaurants



Walmart
Neighborhood Market

Walmart
Gas

DOLLAR
GENERAL

CVT Towing
and Recovery

Pea Ridge Church
of the Nazarene

Pea Ridge Police
Department

Pea Ridge Fire
Department

Mercy+

WHISTLE STOP
CELLARS
Beer Wine & Spirits
Liquor Store

EQUITY
BANK

McDona
Tak

McDonald's

SONIC

SHELL

EZ
MART

Starner Tax Group

SUBWAY

O'Reilly
AUTO PARTS

ACE
Hardware

DOLLAR TREE

ARVEST
BANK



Pea Ridge Tire
Lube & Brake
Tire Shop

Diego's - Mexican
Takeout • Delivery

Tobacco World
Tobacco shop

Frost St

Frost St

Hall Dr

Palmer St

Weston St

Weston St

Drew Ln

Barris Ln

Ryan Rd

Slack St

Carr St

Carr St

Lindsay St

Townsend Way

Townsend Way

Townsend Way

Convent

Townsend Way

72

72

Lee Town Rd

34

Frost St

Frost St

S Davis St

N Davis St

Davis St

S Davis St

S Davis St

S Davis St

Wright's Laundry

Parts
Hardware

Sew-N-Sew
Quiltshop

Pea Ri
Will B

Head Hunters



9,500 vpd

Slack Street – Hwy. 72

PHASE 2
COMING 2023
408'
275'
150' x 150' ZONED C-3
Available
393'



150 units
Multi-Family

UNDER CONSTRUCTION

Pea Ridge
Police Dept.



301 N. 47th St., Suite 400
Rogers, AR 72766
Crafton Tull
 Architecture/Engineering/Surveying
 479.631.4331 • 479.631.4224
 www.craftontull.com



PARKING:
 REGULAR = 165
 ADA = 10
 TOTAL = 175
 LOT 1A: 25 Spcs. 2 ADA
 LOT 1B: 32 Spcs. 2 ADA
 LOT 1C: 52 Spcs. 2 ADA
 LOT 1D: 68 Spcs. 4 ADA
 ACREAGE:
 LOT 1A: 36,811 SQ. FT. 0.84 ACRES
 LOT 1B: 32,585 SQ. FT. 0.75 ACRES
 LOT 1C: 41,817 SQ. FT. 0.96 ACRES
 LOT 1D: 72,343 SQ. FT. 1.64 ACRES

CONCEPT
 PEA RIDGE, ARKANSAS

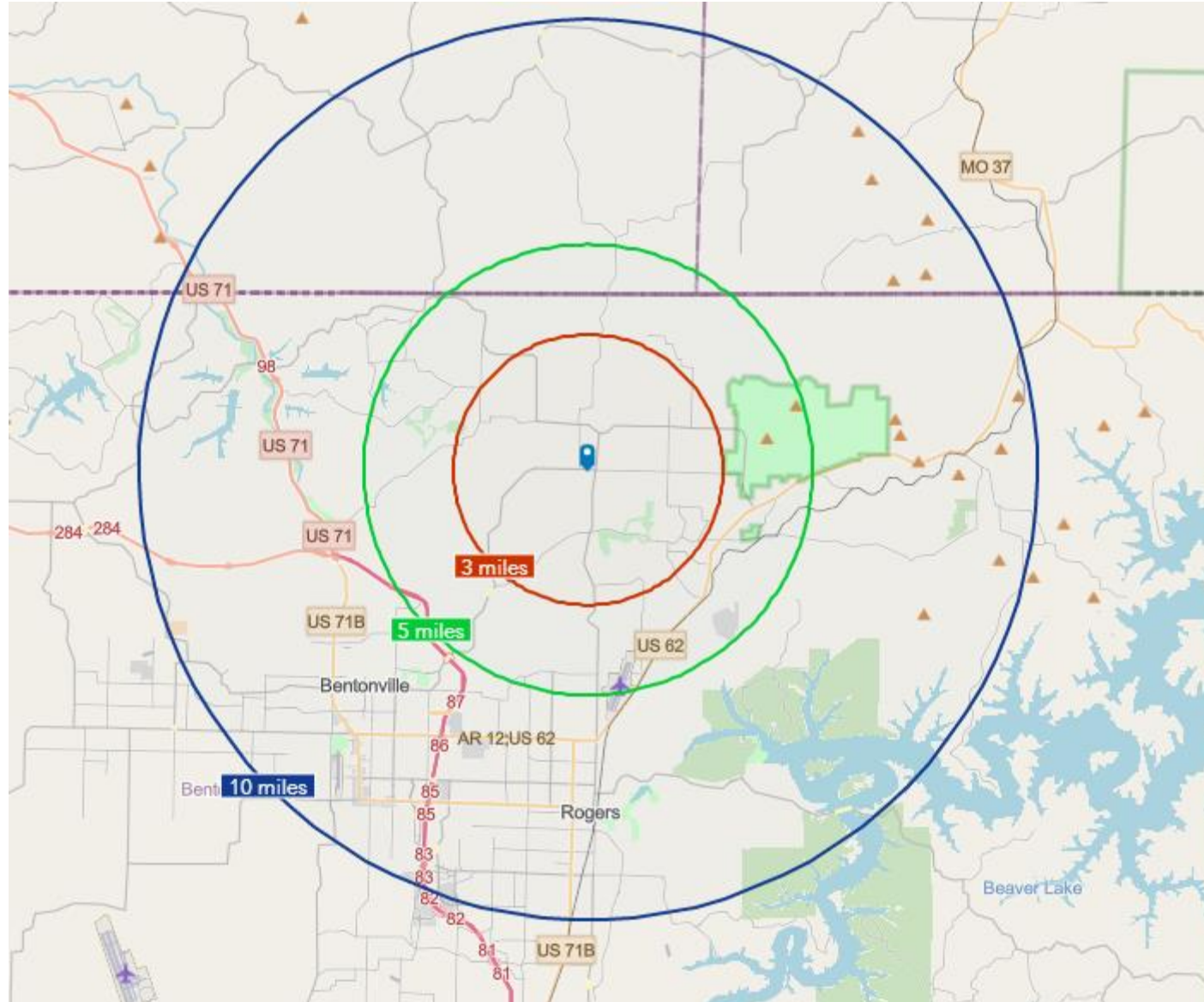
Rev. No.

Rev. No.	Description	Date

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PROJECT NO. 20120100
 DATE: 12/10/12
 DRAWN BY: B. WILLIAMS
 CHECKED BY: [Signature]
PRELIMINARY PLANS
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CONCEPT 6



PEA RIDGE, ARKANSAS

Market Guide

cityofpearidge.com

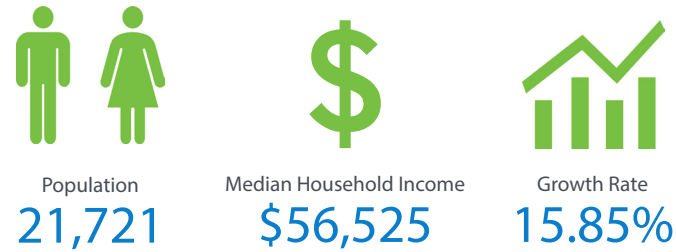
City Contact Information



Jackie Crabtree
Mayor
jackie.crabtree@cityofpearidge.com
Phone: (479) 451-1122 x102

Demographics

(Custom Trade Area)



Peer Analysis

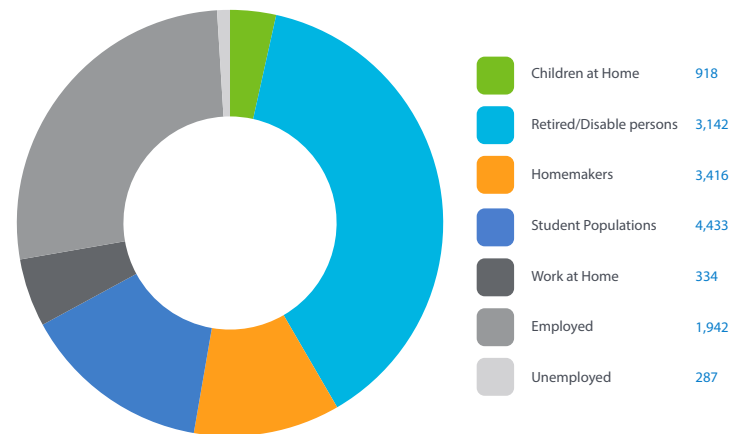
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Forrest City, AR	205 Deadrick Rd
Farmington, AR	367 W Main St
Magnolia, AR	60 Highway 79 N
Beebe, AR	2003 W. Center St
Malvern, AR	1910 Martin Luther King Blvd
Arkadelphia, AR	109 Wp Malone Dr
Mountain Home, AR	65 Wal Mart Dr

Daytime Population 14,471

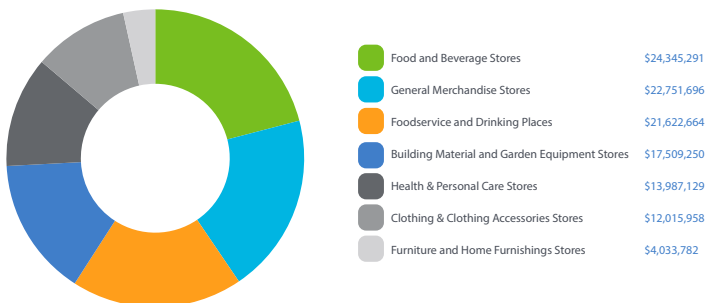
(Custom Trade Area)



GAP Analysis \$116,265,770

(Custom Trade Area)

The Gap Analysis is a summary of the primary spending Gaps segmented by retail category. It measures actual consumer expenditures within the City's trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two numbers reflects leakages, or the degree to which consumers travel outside the community for certain retail goods and services. The Gap analysis is a useful tool to gauge retail supply and demand within the community.



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	8,881	20,022	143,299
Daytime Population	6,107	14,571	163,169
Median HH Income	\$61,264	\$67,710	\$61,524
Number of Households	3,161	7,287	54,161

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	5,228	17,184	64,654
Daytime Population	5,016	15,923	99,705
Median HH Income	\$61,178	\$66,773	\$58,696
Number of Households	1,914	6,082	24,734

