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Demographic	1 Mile	3 Miles	5 Miles
Total Population 2016	2,971	27,365	87,267
Projected Population 2021	3,443	31,318	98,004
Estimated Households 2016	968	10,049	31,347
Projected Households 2021	1,120	11,437	35,073
Average Household Income 2016	\$160,135	\$107,694	\$79,891

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# Champions Plaza

4211 S. Champions Drive  
Rogers, AR 72758

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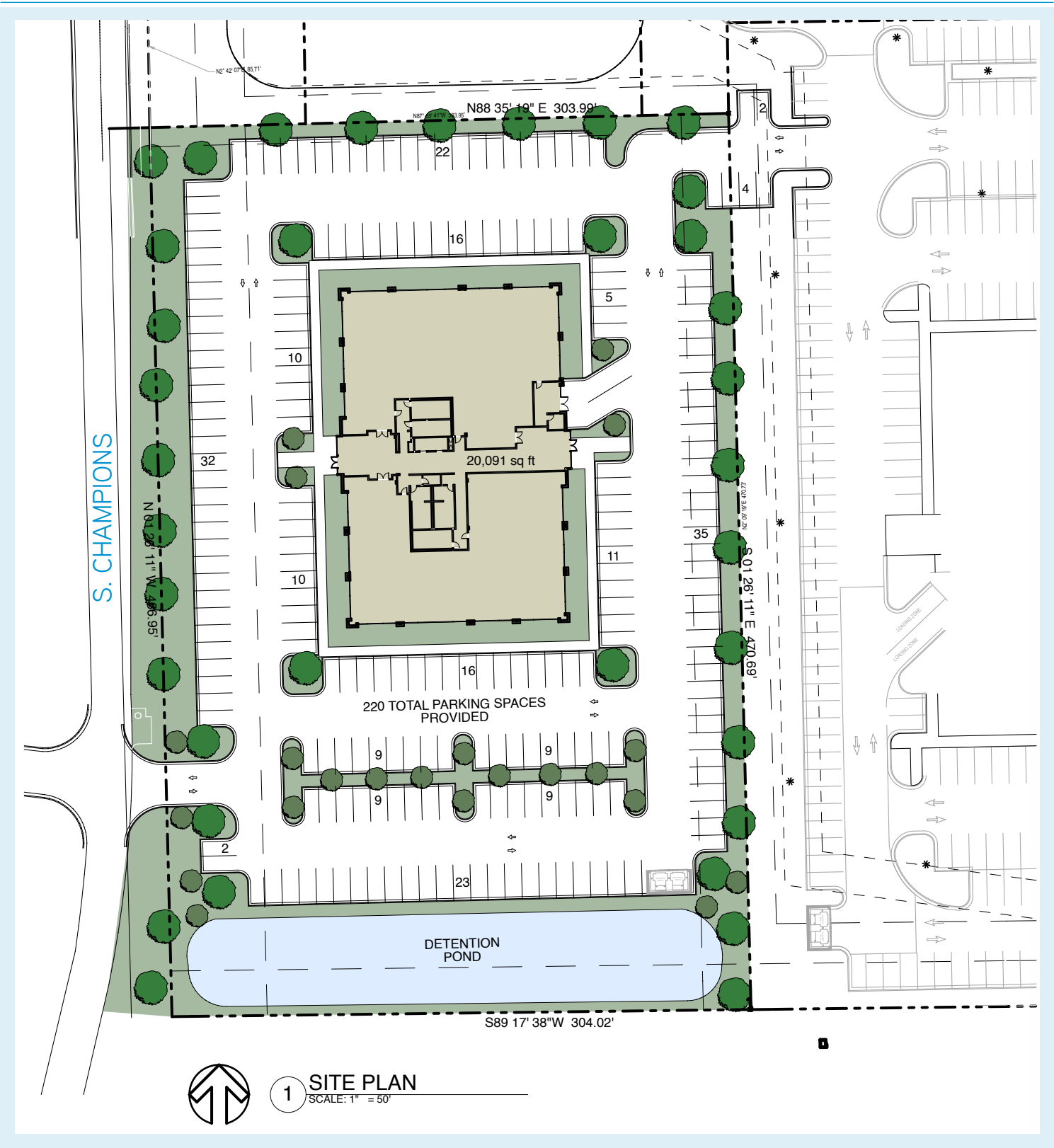
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## KEY FEATURES/HIGHLIGHTS

- Class A executive office building to be located at the entrance to Pinnacle Golf and Country Club, adjacent to the Country Club Plaza office and retail development
- Brand new construction
- Directly adjacent to Walmart Neighborhood Market
- Surrounded by high end and high volume retailers and restaurants
- Easy access from I-49 and the highest income neighborhoods in Northwest Arkansas
- Northwest Arkansas' most dynamic growth area with new projects including Chuy's and the Amp



SITE PLAN



LOCATION

Champions Plaza is located just off the Pauline Whitaker Roundabout on Champions Drive in Pinnacle Hills in Rogers, AR. The immediate neighborhood is the premier address in Northwest Arkansas, with abundant traffic, upscale housing, dense daytime population, and anchor retail.

Champions Plaza has excellent access to I-49, neighborhoods and to the Rogers Trail System. A trail access point is planned to connect to the property in the near future.

BUILDING FEATURES

- > Class A
- > 40,000 Square Feet
- > Two floors with 20,000 Square Feet on each
- > 5/1 Parking Ratio
- > Direct access to S. Champions and Pinnacle Hills Parkway



NEARBY ATTRACTIONS

