



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

MEDICAL OFFICE FOR SUBLEASE

3024 S Olive St, Pine Bluff, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

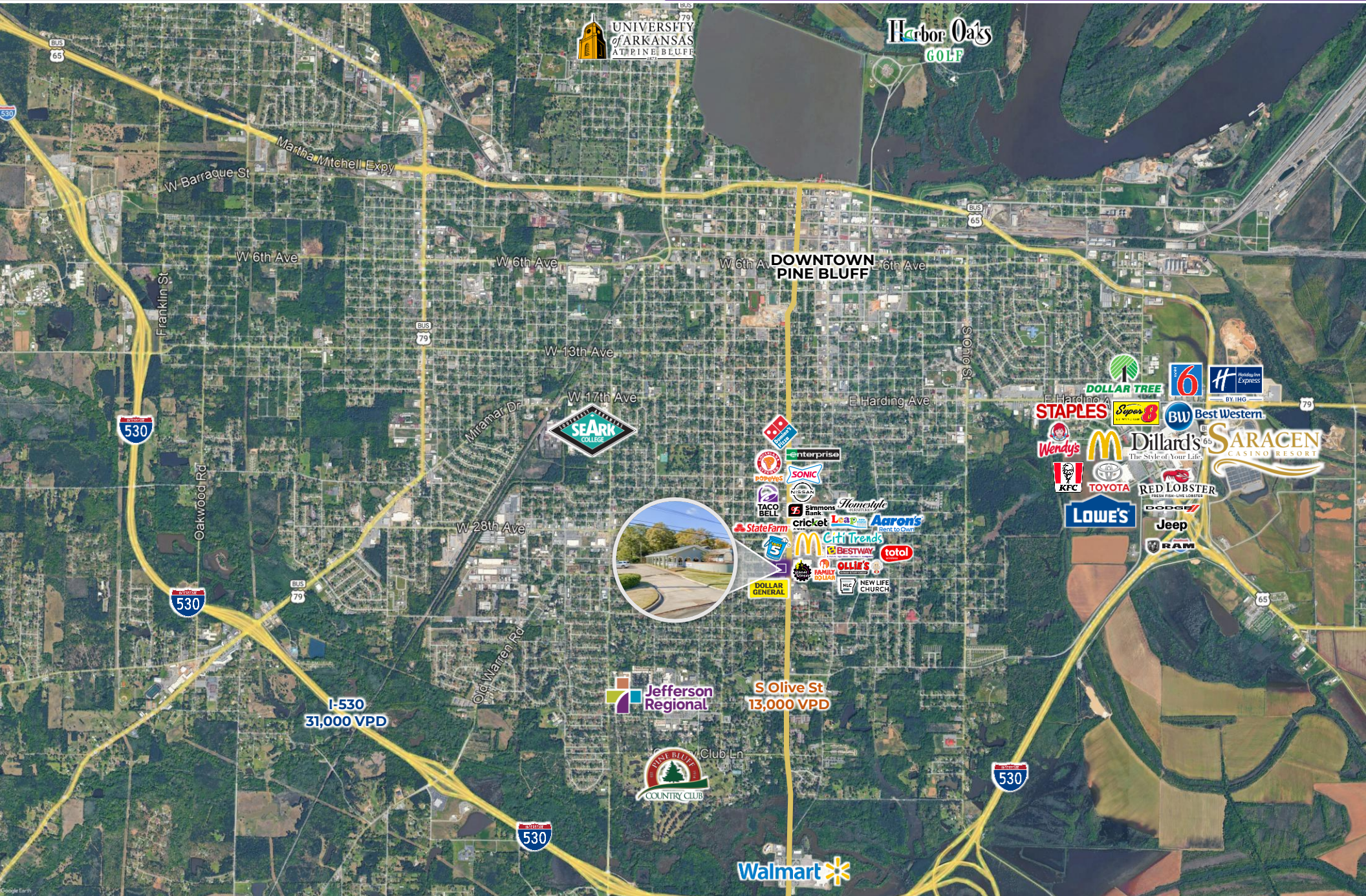
OVERVIEW

Offering	For Sublease
Lease Rate/Type	Negotiable NNN
Address	3024 S Olive St, Pine Bluff, AR 71603
Property Type	Medical Office
Available Space	±2,240 SF
Year Built	1978
Parking	10 Surface Spaces
Frontage	- o S Olive St – ±60 feet of frontage - o Hudson Ave – ±122 feet of frontage
Traffic Count	S Olive St – 13,000 VPD

PROPERTY HIGHLIGHTS

- o Turnkey ±2,240 SF former dental office available for sublease, ideal for dental, medical, specialty healthcare, professional office, or wellness users seeking a move-in-ready space.
- o Positioned at the corner of S Olive Street and Hudson Avenue in the heart of Pine Bluff's primary retail corridor, surrounded by the city's strongest daily consumer traffic generators.
- o Directly across from Jefferson Square Shopping Center and Olive Street Plaza – neighboring retailers include Citi Trends, Ollie's Bargain Outlet, Planet Fitness, Family Dollar, McDonald's, Dollar General, Taco Bell, Popeyes, Sonic Drive-In, Domino's, Take 5 Car Wash, and numerous other national brands.
- o Less than two miles from I-530 (31,000 VPD), providing convenient regional access for patients, employees, and customers traveling throughout Southeast Arkansas.
- o Serves a diverse mix of local residents, students, workforce, and visitors with close proximity to Jefferson Regional Medical Center (1.3 miles), Downtown Pine Bluff (less than 2 miles), the University of Arkansas at Pine Bluff (3.5 miles), and Saracen Casino Resort (less than 4 miles).
- o Pine Bluff continues to benefit from significant public and private investment, including the major expansion at Saracen Casino Resort, regional port initiatives, infrastructure improvements, and ongoing economic development efforts.







Pine Bluff, Arkansas



Located just 45 miles south of Little Rock along Interstate 530, Pine Bluff is an emerging investment market experiencing renewed momentum driven by tourism, job creation, and strategic capital investment.

The opening of Saracen Casino Resort has transformed the local economy, introducing a \$500+ million destination resort that generates approximately \$236 million annually in economic impact and employs over 1,100 people. Ongoing expansion—including a new hotel and event center—continues to increase visitation, overnight stays, and regional draw.

This surge in tourism has catalyzed demand for retail, hospitality, and mixed-use development, particularly along key commercial corridors surrounding the casino. Supported by pro-growth leadership, infrastructure investment, and workforce development anchored by the University of Arkansas at Pine Bluff, the city is actively positioning itself for long-term economic expansion.

With a population of approximately 42,000 and a growing regional consumer base, Pine Bluff presents a compelling opportunity to capitalize on early-stage growth in one of Arkansas' designated gaming and entertainment markets.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

25,751

37,774

53,138

10,901

14,717

21,071

40.4

40.3

41.3

\$62,380

\$64,259

\$71,520

1,057

1,278

1,664

**Demographic details based on property location*

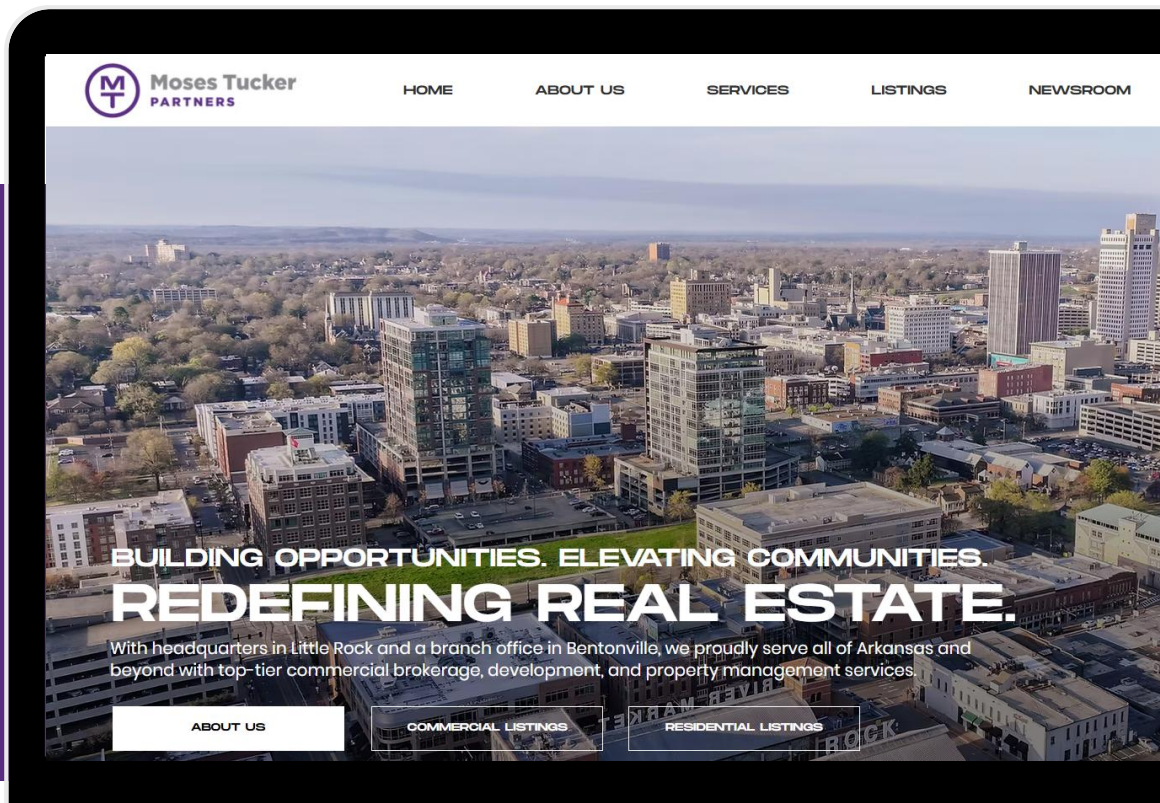
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Chris Moses

Principal, President & CEO
cmoses@mosestucker.com

Chris Monroe

Principal & Vice President, Corporate Services
cmonroe@mosestucker.com

Greyson Skokos

Principal & Vice President of Brokerage
gskokos@mosestucker.com

George Friedmann

Principal & Vice President of Development
gfriedmann@mosestucker.com

Ridge Fletcher

Brokerage Associate
rfletcher@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.