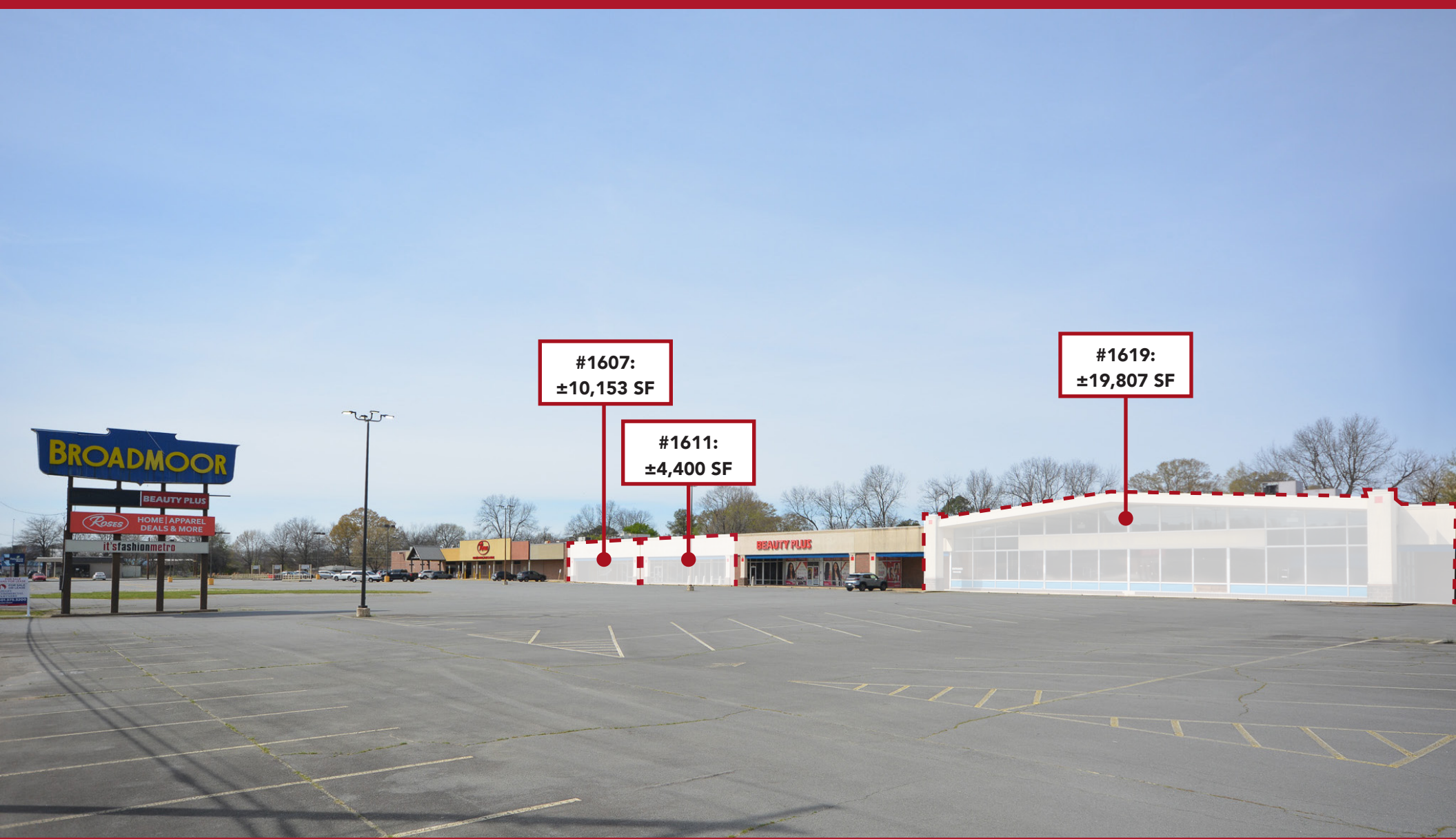


RETAIL SPACE FOR LEASE IN NEIGHBORHOOD SHOPPING CENTER IN PINE BLUFF, AR

Broadmoor Shopping Center | 1605 - 1809 E. Harding Ave | Pine Bluff, AR 71601



#1607:
±10,153 SF

#1611:
±4,400 SF

#1619:
±19,807 SF

BRANDON SHEARD

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

RETAIL SPACE FOR LEASE IN NEIGHBORHOOD SHOPPING CENTER IN PINE BLUFF, AR

Broadmoor Shopping Center | 1605 - 1809 E. Harding Ave | Pine Bluff, AR 71601

AVAILABLE

#1607: ±10,153 SF - \$6.00/SF NNN*

- Move-in ready condition
- Ideal for Specialty Grocery, Service-oriented retail, or Church or Community uses

#1611: ±4,400 SF - \$8.00/SF NNN*

- Move-in ready condition

#1619: ±19,807 SF - \$3.00/SF NNN

- Move-in ready condition
- Ideal for Grocery, Furniture/Home Goods, Fitness, or Medical

*1607 and 1611 can be combined for up to ±14,553 SF

COMMENTS

- Established shopping center serving the primary retail corridor of East Harding Avenue
- Anchored by strong national and regional retailers, including Rose's Variety Stores, It's Fashion, and Beauty Plus
- Proven retail destination with consistent daily traffic
- Excellent visibility and access along a major commercial artery
- Ample surface parking (385+ spaces) for customers and employees
- Strong co-tenancy synergy driving repeat consumer visits
- Pylon signage available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,203	19,717	33,603	53,159
AVERAGE HH INCOME	\$51,088	\$57,461	\$60,820	\$70,180
TOTAL HH	1,724	8,304	13,669	21,072



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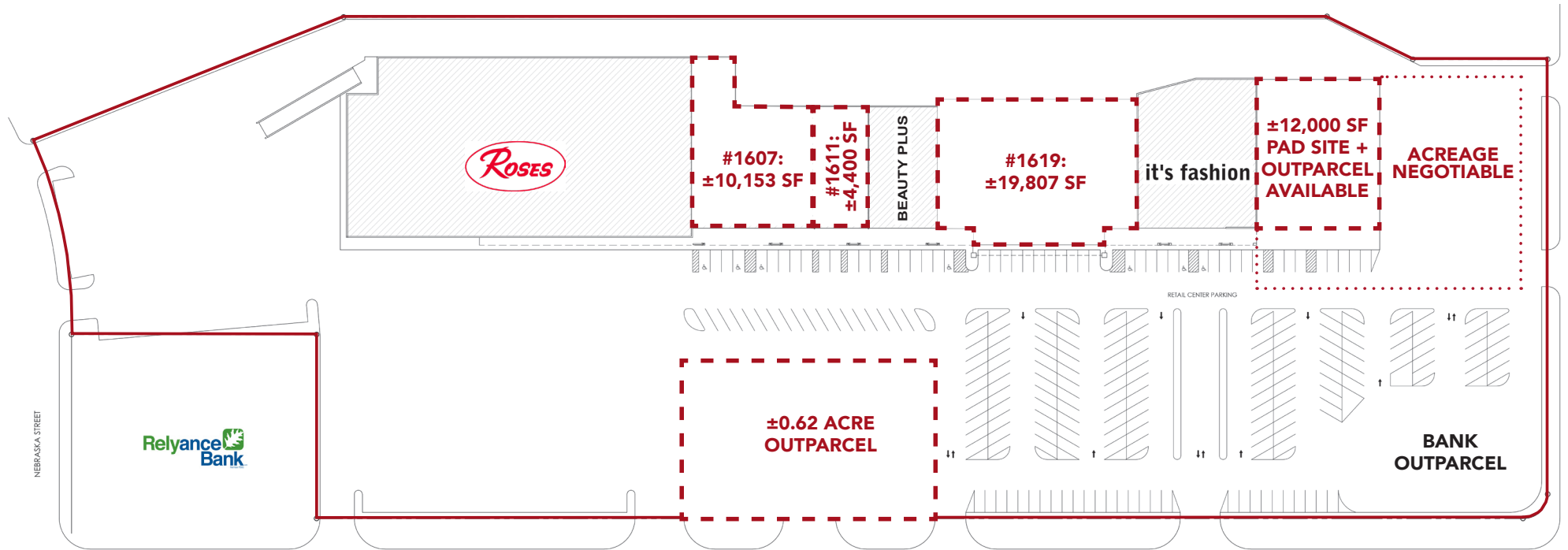
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CURRENT SITE PLAN & AVAILABILITY



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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