

**CENTRAL MALL**

5111 ROGERS AVENUE, FORT SMITH, AR 72903



**PROPERTY DESCRIPTION**

180 SF - 12,900 SF Retail Space Available in Fort Smith, the second largest city in Arkansas

**PROPERTY HIGHLIGHTS**

- Enclosed Mall with Easy access to I-540 and Rogers Ave
- Major stores that include Dillard's, JCPenney, River Valley Marketplace, Rustic Cabin, American Eagle Outfitters, Hibbett Sports, Journeys, Victoria's Secret, The Children's Place, rue21, Bath & Body Works, and many more
- Close proximity retailers include Marshalls, Big Lots, Walmart, PetSmart, Burlington, Seven Brew, and more
- Traffic Counts: I-540 (57,000 AADT) and Rogers Avenue (26,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,223	24,038	38,615
Total Population	6,567	53,232	85,799
Average HH Income	\$60,962	\$53,803	\$53,993

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SUITE	TENANT NAME	SPACE SIZE
1	JCPenney	207,218 SF
2	Revelation	1,848 SF
4	Available	1,645 SF
6	Kryptic Arcade	1,144 SF
8	Magic Fit Alteration	922 SF
12	Available	5,609 SF
16	P&M Gaming	3,179 SF
25	Available	3,280 SF
28	Available	3,363 SF
30	Guru Kicks	1,583 SF
31	Hot Topic	1,656 SF
34	Available	536 SF
37	Kay Jewelers	1,835 SF
40	Basement	31,424 SF
40A	Available	2,861 SF
40C	C& C Market Research	2,383 SF
40E	Earthbound Trading	2,490 SF
40G	Available	5,059 SF
40K	Metal Trends	1,933 SF
40N	Fort Smith Massage Therapy	7,194 SF
40R	Angel Nails	1,000 SF
40V	Storage	3,537 SF
40X	Available	3,244 SF
40Z	American Eagle Outfitters	6,482 SF
45	Ranch Time	2,031 SF
47	Journeys Kidz	1,782 SF
49	Relax Foot Spa	746 SF
50	Fort Smith Scooters	4,852 SF
54	Lenscrafters	3,796 SF
60	Life Uniform	3,200 SF
62	Bin Shop'n	4,115 SF

SUITE	TENANT NAME	SPACE SIZE
63	Storage	2,009 SF
72	Champs Sports	5,200 SF
75	River Valley Fitness	107,643 SF
101	Available	12,900 SF
118	Hibbett Sports	6,157 SF
122	Encore	17,160 SF
124	Spencer Gifts	2,655 SF
125	Available	2,920 SF
128	Sophie Macs	7,139 SF
131	All American Classics	1,798 SF
133	Available	390 SF
136	Tradehome Shoes	1,914 SF
138	Journeys	2,873 SF
139	The Children's Place	4,350 SF
142	Daily Thread	6,195 SF
144	Warrens Ladies Shoes	4,601 SF
146	Victoria's Secret	6,867 SF
153	Quick Pic Market	873 SF
154	Bath & Body Works	4,120 SF
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156	Diaz Skincare	1,042 SF
157	T-Mobile	1,487 SF
158	Available	1,078 SF
159	Lids	763 SF
160	Francesca's Collection	1,262 SF
163	Pretzelmaker	396 SF
164	Available	375 SF
165	Torrid	2,837 SF
167	Bin Shop'n Boutique	3,615 SF
168	The Finish Line	6,627 SF
169	Bonita Brow Bar	729 SF

SUITE	TENANT NAME	SPACE SIZE
170	Shop Right	2,500 SF
171	A Cut Above	750 SF
172	Available	1,030 SF
173	Storage	2,455 SF
175	Beaucoup Remedy Marketplace	35,780 SF
176	Recruiting Office	6,169 SF
183	Allegiant Staffing	2,495 SF
184	Dolce Vita Men	6,240 SF
186	Cookie Co.	450 SF
188	Vintage Stock	5,809 SF
191	Unavailable	1,380 SF
192	Rue 21	7,222 SF
193	GNC	1,223 SF
195	Available	1,276 SF
197	Available	3,105 SF
204	Gracie Jiu-Jitsu	7,576 SF
207	Parklane Family Dental Clinic	1,401 SF
301	Available	180 SF
302	Available	180 SF
303	Available	180 SF
304	Available	180 SF
305	Cell Max	180 SF
306B	Cell Max	180 SF
312	Jo Jo's Grind Coffee	180 SF
FC1	Available	1,527 SF
FC3	Available	861 SF
FC4	El Buen Gusto	862 SF
FC5	Pho & Eggroll Vietnamese Food	885 SF
FC6	Available	1,040 SF
FC7	Chinese Gourmet Express	1,049 SF
FC8	Genos Pizza	1,194 SF

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