



Jefferson Square Shopping Center

Pine Bluff, Arkansas

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
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LEASING CONTACT

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AlbaneseCormier®
albanesecormier.com

Property Information

315,472 SF

CENTER NAME

Jefferson Square Shopping Center

LISTING ID

405

LOCATION

2801 S. Olive Street
Pine Bluff, AR | 71603

PROPERTY HIGHLIGHTS

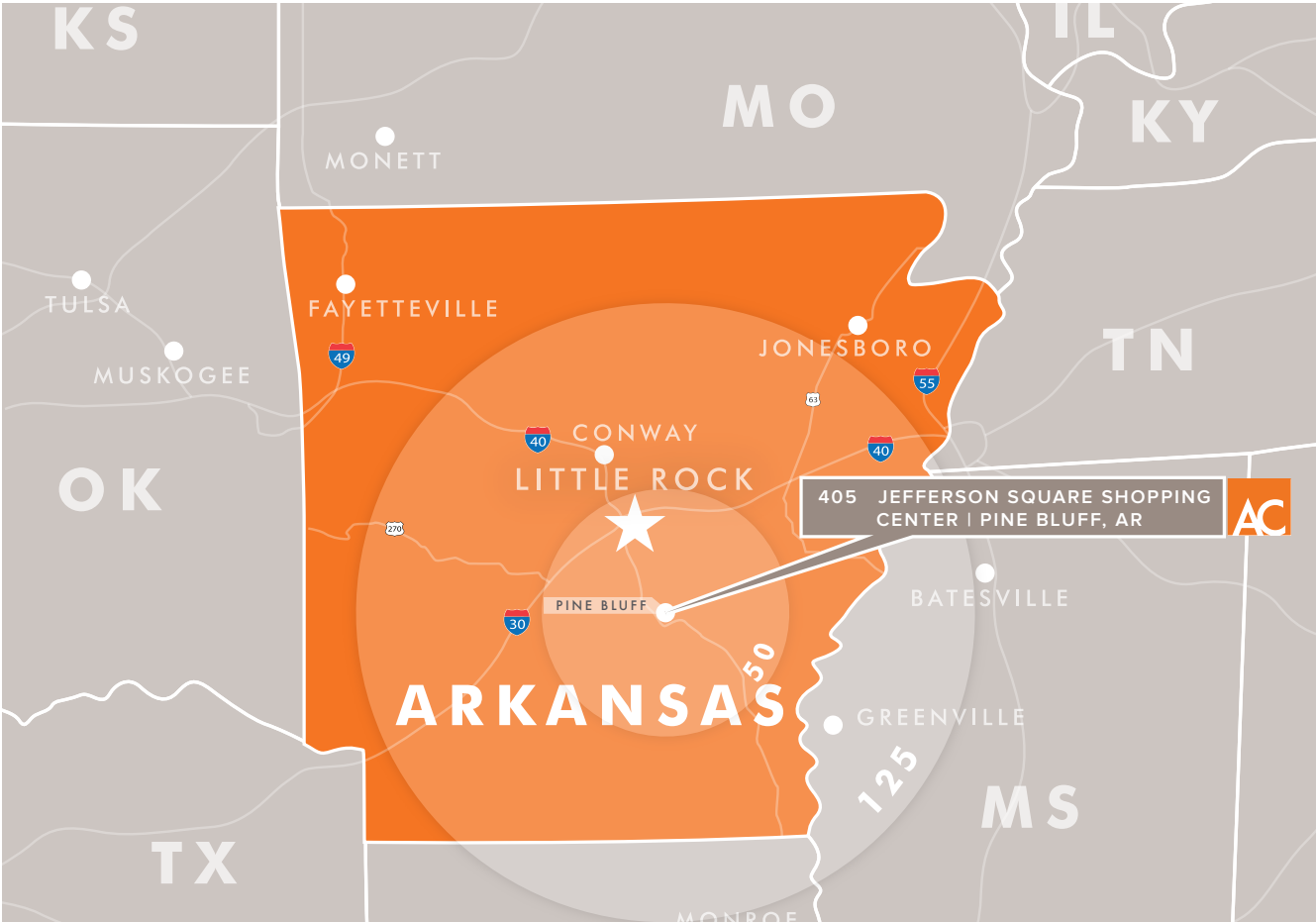
- Traffic Counts: 20,000 VPD (Olive Street)
- Less than 1 mile from Super Walmart
- High traffic area/main artery
- 678 sf up to 10,483 sf Available

DEMOGRAPHIC SNAPSHOT

	2 MILE	5 MILES	10 MILES
POPULATION	18,897	39,837	54,575
HOUSEHOLDS	8,074	15,809	21,824
AVERAGE HH INCOME	\$52,324	\$56,385	\$63,484

MAJOR TENANTS

- Aaron's
ACE Cash Express
Citi Trends
Cricket Wireless
Family Dollar
Ollie's Bargain Outlet
McDonald's
Planet Fitness
Rent-A-Center
Shoe Show



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TENANT LIST

- 1A | Planet Fitness 19,200 SF
- 1B | Simply 10 10,030 SF
- 1C | Ollie's Bargain Outlet 32,000 SF
- 2 | Family Dollar 12,336 SF
- 3A | Bestway Rentals 5,682 SF
- 3B | Sugar Girl's Boutique 5,608 SF
- 5 | **LEASED BUT AVAILABLE 7,496 SF**
- 6 | New Life Church 21,114 SF
- 7B | State of Arkansas 16,953 SF
- 7A | Citi Trends 14,168 SF
- 7C | Revenue Office 4,853 SF
- 7D | **AVAILABLE 957 SF**
- 7F | Rainbow 10,483 SF
- 8 | **AVAILABLE 4,672 SF**
- 9A | Chinatown 3,024 SF
- 9C | City Nails 1,248 SF
- 9D | SEAR Physical Therapy 8,267 SF
- 10 | Marks to Beauty 4,200 SF
- 12 | Direct Auto Insurance 3,024 SF
- 13 | Total Wireless 1,512 SF
- 14 | **AVAILABLE 678 SF**
- 15 | **AVAILABLE 726 SF**
- 16 | **AVAILABLE 1,260 SF**
- 17 | **AVAILABLE 726 SF**
- 19 | **AVAILABLE 7,775 SF**
- 23 | **AVAILABLE 1,728 SF**
- 24 | **AVAILABLE 2,880 SF**
- 25-26 | Aaron's 11,376 SF
- 27-28 | In & Out Beauty 8,640 SF
- 29-31 | Homestyle Furniture 11,520 SF
- 32 | Shoe Show 13,440 SF
- 33 | Archwell Health 13,390 SF
- 35C | Sara's Jewelers 3,000 SF
- 36A | Record Rack 6,957 SF
- 36B | Cricket Wireless 4,000 SF
- 36C | Kool Smiles 6,380 SF
- 36D | MadRag 11,680 SF
- 36E | Sam Nimer Storage 4,423 SF
- 37 | Simmons Bank 1,686 SF
- 41 | ACE Cash Express 474 SF
- 2819 | McDonald's 3,325 SF
- P1 | Take 5

SITE LEGEND

- Available
- Leased
- Leased But Available
- Pad Site
- Not A Part (NAP)



This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

409-892-0200 | ac-us.com

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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference
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