



PROPERTY INFORMATION

- Central Shopping Center
- 1200 S Waldron Road
- Fort Smith, Arkansas 72903
- Longitude: -94.373928
- Latitude: 35.370054
- Listing ID: 402

PROPERTY HIGHLIGHTS

- Traffic Counts: 31,000 VPD (Rogers Avenue)
- 191,141 GLA
- Excellent proximity to Arkansas' largest mall

CONTACT INFORMATION

- Brandi Norwood
(409) 892-0200
bnorwood@albanesecormier.com

AREA MAPS



TENANT MIX

- Vista College
- Malco Theater
- Locke Supply
- Chuck E Cheese
- Plato's Closet



Web: www.AlbaneseCormier.com



350 Pine Street, Suite 800
Beaumont, Texas 77701
Phone: (409) 892-0200

TENANT LIST (191,141 GLA)

PAD1: Comet Cleaners
120: Locke Supply 28,455 SF
121: Vista College 25,827 SF
128: Learning Oasis 6,480 SF
130: Always & Forever Bridal Boutique 9,725 SF

130A: Party Place 12,469 SF
135: Uncle Louie G's 1,757 SF
130B: AVAILABLE 4,079 SF
140: Malco Theater 52,269 SF
148: Chuck E Cheese 13,701 SF

155B: Elite 24 Hour Fitness 20,379 SF
175: Plato's Closet 4,800 SF
190: LEASED BUT AVAILABLE 3,200 SF
194: Ocean Dental 4,000 SF
196: The Well 2,000 SF

198: Skillspan Staffing 2,000 SF



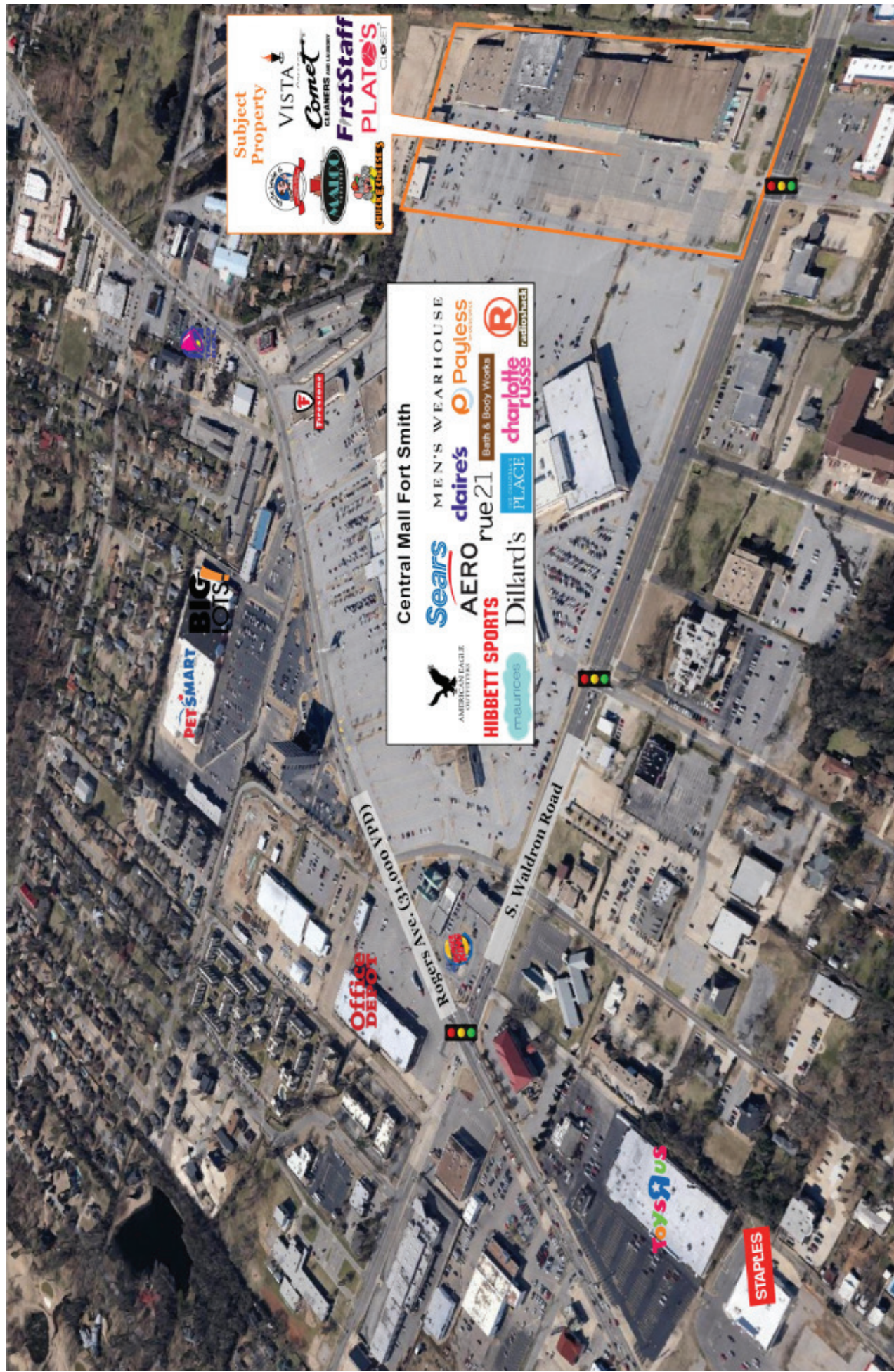
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SITE LEGEND

- Available
- Leased
- Not a Part (NAP)





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

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AlbaneseCormier.com

SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3701/-94.3739

RS1

1200 S Waldron Rd Fort Smith, AR 72903		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2015 Estimated Population	7,867	56,176	89,924	141,682
	2020 Projected Population	8,030	57,813	92,128	144,245
	2010 Census Population	7,791	53,580	86,576	138,732
	2000 Census Population	7,237	52,173	81,876	127,562
	Projected Annual Growth 2015 to 2020	0.4%	0.6%	0.5%	0.4%
	Historical Annual Growth 2000 to 2015	0.6%	0.5%	0.7%	0.7%
	2015 Median Age	35.8	35.4	35.2	36.3
HOUSEHOLDS	2015 Estimated Households	3,648	23,550	37,049	57,993
	2020 Projected Households	3,804	24,764	38,785	60,408
	2010 Census Households	3,471	21,639	34,324	54,486
	2000 Census Households	3,283	21,425	32,842	49,987
	Projected Annual Growth 2015 to 2020	0.9%	1.0%	0.9%	0.8%
	Historical Annual Growth 2000 to 2015	0.7%	0.7%	0.9%	1.1%
RACE AND ETHNICITY	2015 Estimated White	75.2%	64.5%	66.9%	73.2%
	2015 Estimated Black or African American	7.9%	10.5%	9.3%	6.9%
	2015 Estimated Asian or Pacific Islander	3.2%	5.4%	5.8%	4.7%
	2015 Estimated American Indian or Native Alaskan	1.7%	1.7%	1.7%	2.0%
	2015 Estimated Other Races	12.0%	17.9%	16.2%	13.2%
	2015 Estimated Hispanic	12.4%	20.6%	18.3%	14.0%
INCOME	2015 Estimated Average Household Income	\$64,427	\$51,996	\$50,270	\$53,683
	2015 Estimated Median Household Income	\$35,715	\$36,297	\$36,719	\$39,797
	2015 Estimated Per Capita Income	\$30,115	\$21,933	\$20,888	\$22,104
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	6.6%	14.5%	14.2%	12.4%
	2015 Estimated Some High School (Grade Level 9 to 11)	13.8%	19.4%	18.9%	17.4%
	2015 Estimated High School Graduate	20.1%	22.8%	25.1%	26.6%
	2015 Estimated Some College	19.2%	17.1%	17.6%	18.0%
	2015 Estimated Associates Degree Only	6.9%	5.7%	5.8%	6.4%
	2015 Estimated Bachelors Degree Only	17.3%	10.7%	9.7%	9.7%
	2015 Estimated Graduate Degree	16.0%	9.8%	8.6%	9.5%
BUSINESS	2015 Estimated Total Businesses	725	3,307	5,415	7,177
	2015 Estimated Total Employees	8,397	40,409	81,623	101,007
	2015 Estimated Employee Population per Business	11.6	12.2	15.1	14.1
	2015 Estimated Residential Population per Business	10.9	17.0	16.6	19.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.