



# JEFFERSON SQUARE SHOPPING CENTER

Pine Bluff, Arkansas

[www.ach-us.com](http://www.ach-us.com)



## CORPORATE OFFICE

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
P: (409) 892-0200  
F: (409) 892-0209

## REGIONAL OFFICE

2500 N. 7th Street | 5th Floor  
West Monroe, LA | 71291  
P: (409) 892-0200  
D: (409) 554-4833

## LEASING CONTACT

Robby Compton  
Director of Leasing – Central Region  
(409) 781-1236  
[rcompton@ach-us.com](mailto:rcompton@ach-us.com)



**AlbaneseCormier**  
HOLDINGS  
as of 03/28/17

# 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

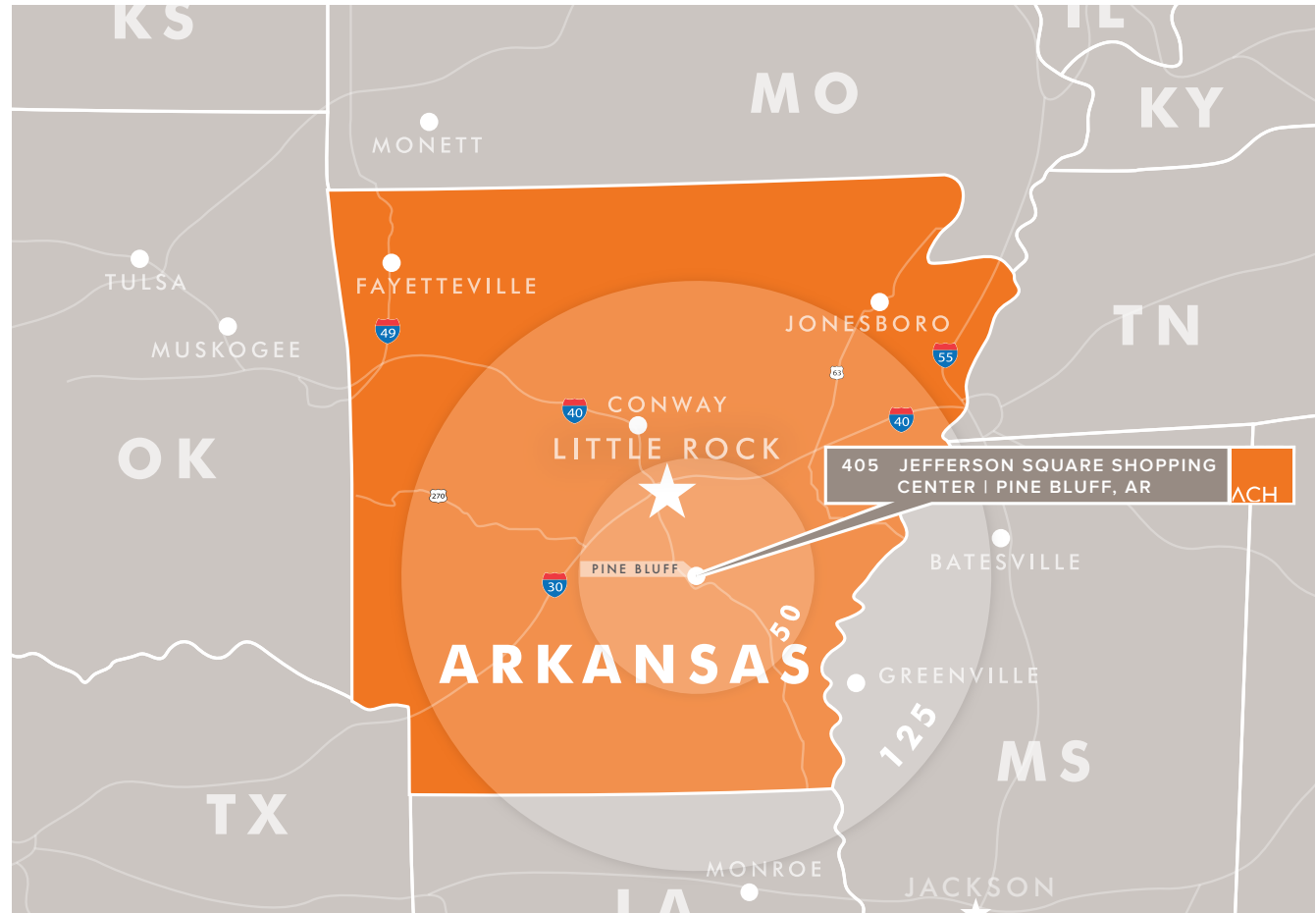
- Traffic Counts: 20,000 VPD (Olive Street)
- Less than 1 mile from Super Walmart
- High traffic area/main artery

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	8,639	32,423	44,866
HOUSEHOLDS	3,520	13,080	17,239
AVERAGE HH INCOME	\$47,666	\$44,472	\$45,721
BUSINESSES	352	1,726	2,086

## MAJOR TENANTS

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



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## TENANT LIST (GLA 315,472 SF)

- 1A | Planet Fitness 19,200 SF
- 1B | **AVAILABLE 41,523 SF**
- 2 | Family Dollar 12,336 SF
- 3A | Bestway Rentals 5,682 SF
- 3B | **AVAILABLE 5,608 SF**
- 5 | Rent-A-Center 7,496 SF
- 6A-C | New Life Church 12,187 SF
- 6B | **AVAILABLE 8,927 SF**
- 7B | State of Arkansas 14,821 SF
- 7A | Citi Trends 14,168 SF
- 7C | Revenue Office 4,853 SF
- 7D | Driver Services 900 SF
- 7F | Tuesday Morning 10,483 SF
- 8 | Rainbow 4,672 SF
- 9A | Chinatown 3,024 SF
- 9C | City Nails 1,248 SF
- 9D | SEAR Physical Therapy 8,267 SF
- 10 | Home Medical 4,200 SF
- 12 | Direct Auto Insurance 3,024 SF
- 13 | Popcorn & More 1,512 SF
- 14 | **AVAILABLE 678 SF**
- 15 | Second to None 726 SF
- 16 | **AVAILABLE 1,085 SF**
- 17 | **AVAILABLE 726 SF**
- 18 | **AVAILABLE 184 SF**
- 19 | **AVAILABLE 7,824 SF**
- 23 | Pine Bluff Police Department 1,728 SF
- 24 | Triple S Alarms 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 | Burris Orthodontics 3,456 SF
- 35A | Father & Sons 2,250 SF
- 35B | **AVAILABLE 5,250 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
- 37 | Simmons Bank 1,686 SF
- 41 | ACE Cash Express 474 SF
- 2819 | McDonald's 3,325 SF
- P1 | **AVAILABLE**

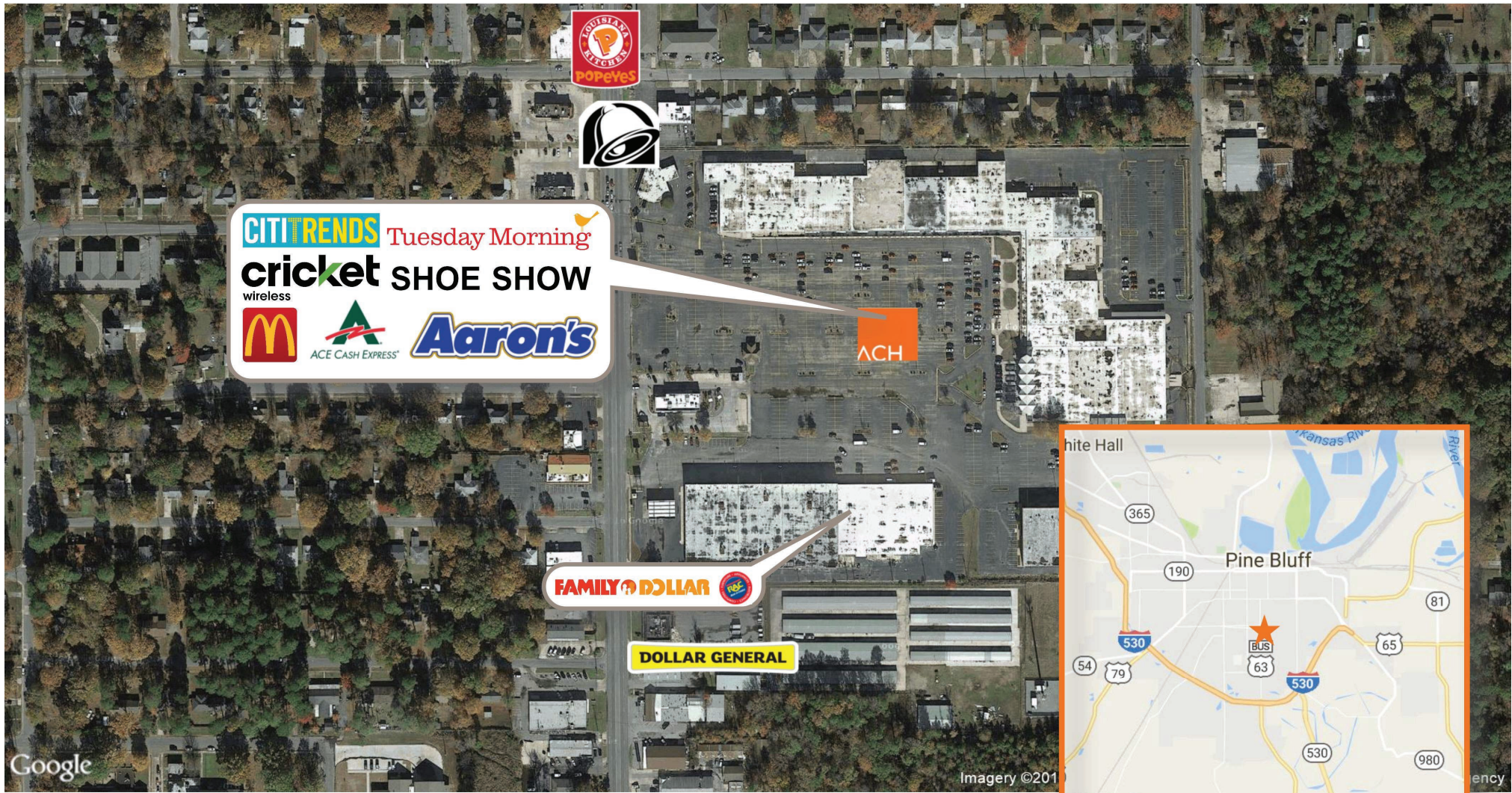
### SITE LEGEND

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

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