



### PROPERTY HIGHLIGHTS

- > ±86,828 SF Former Walmart Box
- > Redevelopment Opportunity - 15,000 - 50,000 Demisable
- > Pad Sites Available
- > Located at the convergenc of Routy 65, Route 79, and I-530, with access off Highway 190

### DEMOGRAPHICS

Pine Bluff Population	45,024
Jefferson County Population	72,040
Average HH Income (5 Mile)	\$47,996

















