



JEFFERSON SQUARE

2801 S Olive St | Pine Bluff, AR 71603



HIGHLIGHTS

Incredibly advantageous going in basis (PSF) and low, replaceable rents across the tenant roster

Providing both insulation from macroeconomic fluctuation and layered near-term and long-term upside, further highlighted by having 18 of 28 tenants currently on gross leases

Anchored by long-time national credit tenants — Ollie's Bargain Outlet, Planet Fitness, Citi Trends, Rainbow, Aaron's, Shoe Show, Archwell Health, Family Dollar, Simply 10 and Madrag

A synergistic blend of discount-oriented retailers which make Jefferson Square a one-stop shopping destination for value-minded consumers

Offering includes a separate McDonald's GL and three outparcels occupied by an Ace Cash Express building, a new Take 5 GL, and a Simmons National Bank drive-thru ATM

Providing an advantageous future "spin-off" scenario, allowing future ownership to reduce equity exposure in the Asset

Centrally positioned along S Olive St, within the heart of Pine Bluff

Just minutes south of the downtown area and just north of I-530 and Jefferson Regional Medical Center (265 Beds)

Jefferson Square boasts a long list of tenants with significant tenure at the Property

Characterized by 9 anchors with an average of over 19 successful years at the property and 12 total tenants with over 20 years of operating history at the property

Long-established retail center of gravity for the city of Pine Bluff and the surrounding region — ranked #1 of 5 within 15 mi. and #7 of 47 in Arkansas (Placer.ai Neighborhood Centers)

Further bolstered by a 70% current national/regional retail tenant roster

In addition to rare included outparcel assets, Jefferson Square provides a significant value-add component

Via the lease-up of 21,402± SF of available space, representing roughly 7% of the Total GLA — all at a low PPSF well below replacement cost



316,268± SF
Offering GLA



93.23%
Occupancy



4
Included
Outparcels



**Market to
Establish
Price**



\$1,700,780
NOI

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Market Aerial



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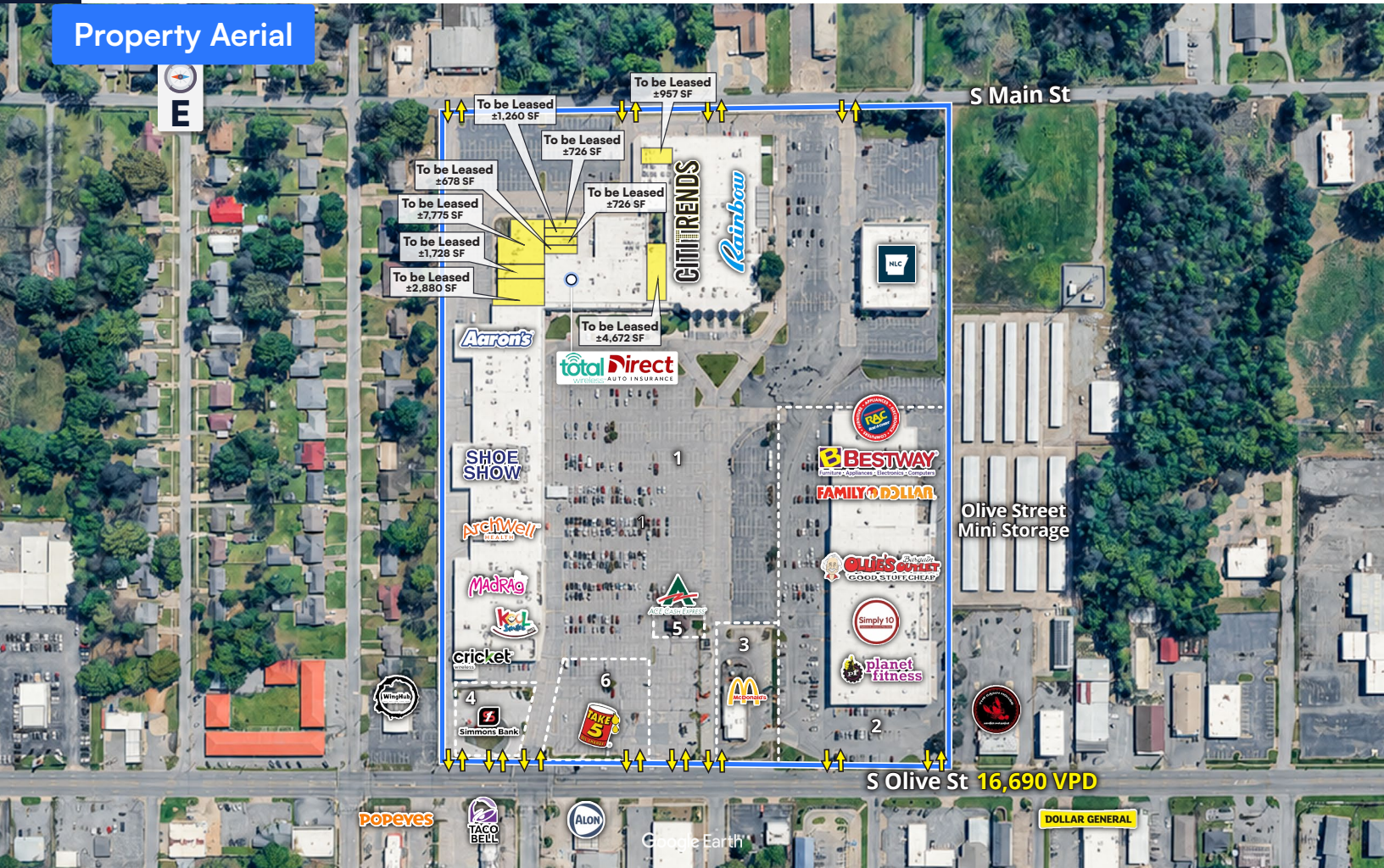
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Property Aerial



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