



Retail Opportunity

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417 University Drive, Pine Bluff, AR

Features:

- Building size: 8,752 SF
- Lease rate: \$5.00/SF, NNN
- Ample parking
- Traffic count: approximately 8,000 vehicles per day on University Drive
- Near Lake Saracen

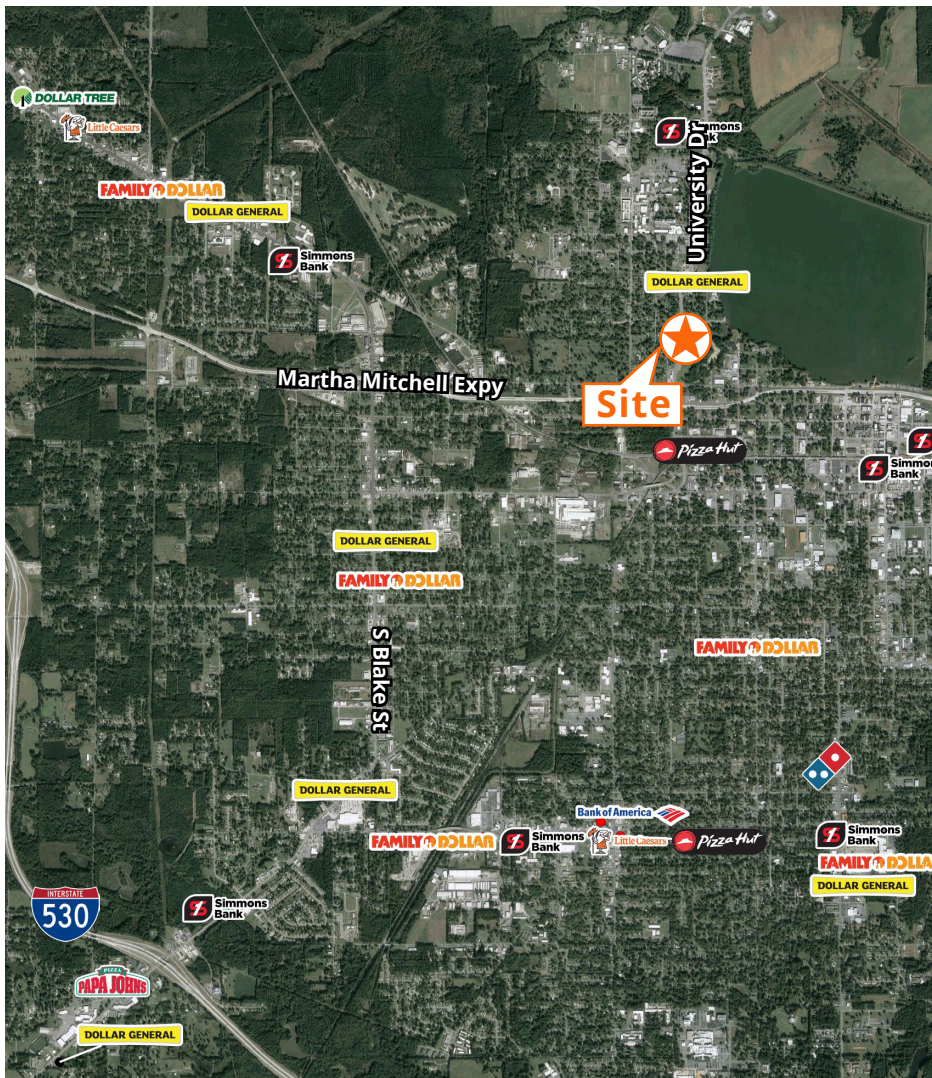
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For Lease

2021 Demographics

	1 Mile	3 Mile	5 Mile
Population	2,194	25,021	40,485
Estimated Households	799	9,965	15,648
Average Household Income	\$75,637	\$54,603	\$61,904

Neighborhood Map



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