

**Lease Rate:**

\$22.00

PSF, NNN

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FOR LEASE

502 Mallard Loop

Pine Bluff, Arkansas

Tower Plaza In-Line Retail Space

Features

- Suite H: 1,536 SF
- Lease rate: \$22.00/SF, NNN
- Suite is turnkey ready for bakery, coffee shop, or cupcake shop (equipment in place and ready for use)
- Adjacent to Walmart Supercenter
- Easy access to Interstate 530
- Traffic count: Approximately 13,000 vehicles per day on South Olive Street and approximately 27,200 vehicles per day on Interstate 530

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FOR LEASE

Neighborhood Map



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Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
1,624	19,775	34,208



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
728	8,502	14,234



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$76,509	\$64,818	\$65,027

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