



**Moses Tucker**  
PARTNERS

**Little Rock (HEADQUARTERS)**  
200 River Market Ave, Suite 300  
Little Rock, AR 72201  
501.376.6555

**Bentonville (BRANCH)**  
805 S Walton Blvd, Suite 123  
Bentonville, AR 72712  
479.271.6118

# COMMERCIAL BUILDING FOR SUBLEASE

## 2707 W 28<sup>th</sup> Ave, Pine Bluff, Arkansas



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](https://www.mosestucker.com)



## Property Understanding

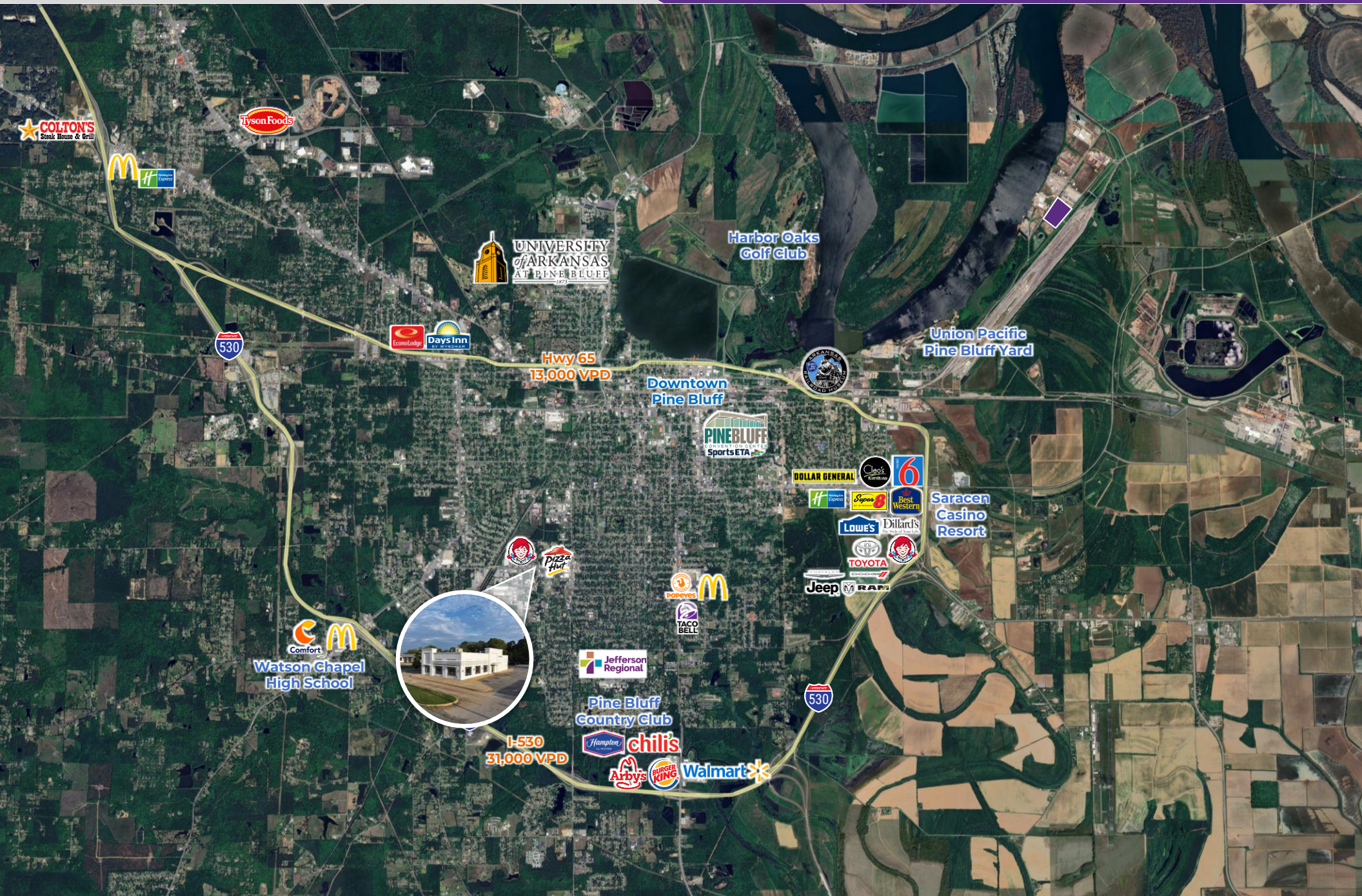
### OVERVIEW

<b>Offering</b>	For Sublease
<b>Lease Rate/Type</b>	Contact Agent
<b>Address</b>	2707 W 28 <sup>th</sup> Ave
<b>City/State</b>	Pine Bluff, AR 71603
<b>Property Type</b>	Retail/QSR
<b>Building Size</b>	±3,091 SF
<b>Year Built/Renovated</b>	1992/2012
<b>Lot Size</b>	±0.88 Acres
<b>Parking</b>	45 Spaces
<b>Zoning</b>	B-4
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ W 28<sup>th</sup> Ave – 12,000 VPD</li> <li>○ S Hazel St – 11,000 VPD</li> <li>○ W 27<sup>th</sup> Ave – 4,700 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Highly visible location at the corner of S Gum St and W 28<sup>th</sup> Ave – 185 feet of unobstructed frontage along W 28<sup>th</sup> Ave.
- Monument sign already in place that allows for maximum exposure.
- Existing drive-thru offers new tenants a seamless transition into operation.
- Situated in a dense retail corridor along W 28<sup>th</sup> Ave – near national retailers such as, but not limited to, Super 1 Foods, Wendy's, Pizza Hut, Rally's, and Exxon.
- This site is ideal for retail or service-based users looking to capitalize on an accessible location with strong daytime population and long-term growth potential in a revitalizing market.







## Pine Bluff, AR



Pine Bluff is the tenth largest city in the state of Arkansas, with over 44,000 people calling it home. Located in the heart of the rich Arkansas River Basin farming area, Pine Bluff is the trade, entertainment, recreation, and healthcare center for Southeast Arkansas. Major employers in the area include Pine Bluff Arsenal, Union Pacific, Simmons First National Corp., Jefferson Regional Medical Center, Evergreen Packaging, and the \$350 million Saracen Casino Resort.

The city is home to The University of Arkansas at Pine Bluff (UAPB), the second oldest public university in Arkansas, and an 1890 Land-Grant HBCU with a diverse student population and competitive degree offerings; the current student population exceeds 2,600. Notably, Pine Bluff was recently awarded a [\\$548,492 grant](#) from the U.S. Department of Transportation's 2024 Reconnecting Communities and Neighborhood Grant Program.

### DEMOGRAPHICS\*

**Population**

### 3 MILES

29,528

### 5 MILES

41,221

### 10 MILES

54,643

**Households**

12,039

16,108

21,704

**Average Age**

40.4

40.4

41.3

**Average Household Income**

\$58,938

\$60,718

\$66,596

**Businesses**

1,122

1,397

1,735

*\*Demographic details based on property location*

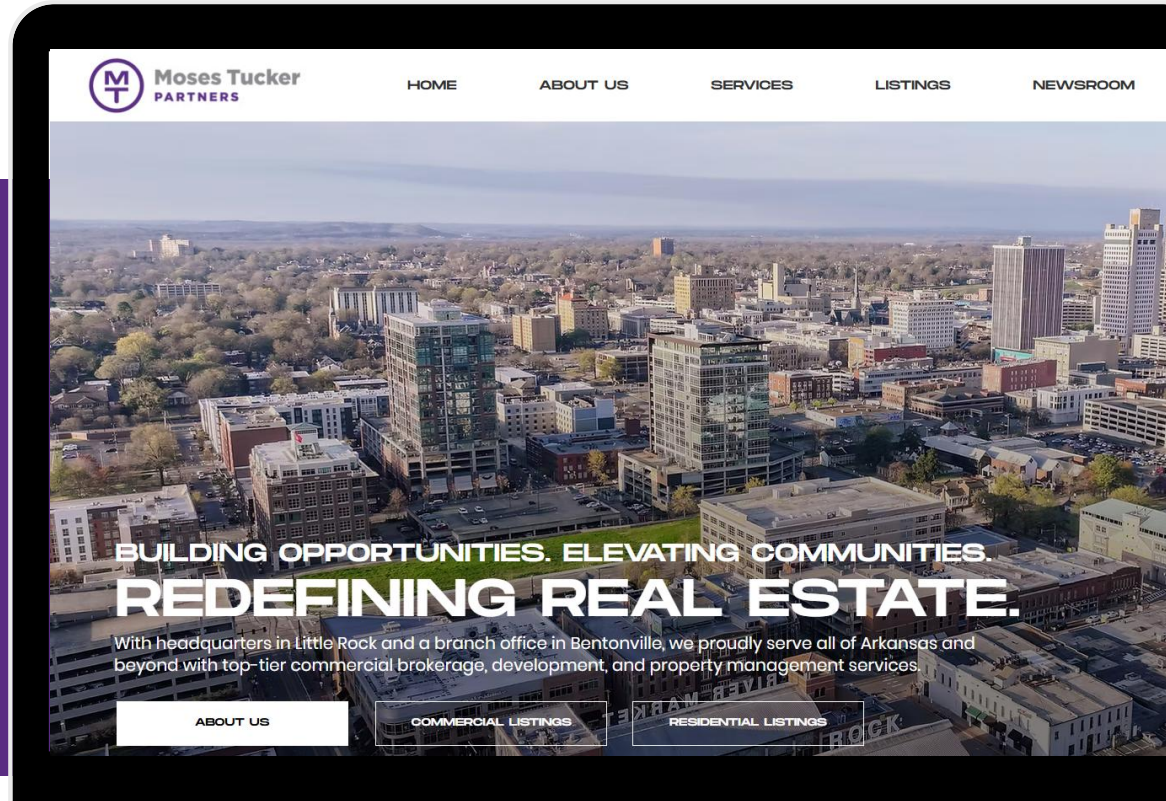
# CONNECT

 (501) 376-6555

 [www.mosestucker.com](http://www.mosestucker.com)

 [info@mosestucker.com](mailto:info@mosestucker.com)

 200 River Market Ave, Suite 300,  
Little Rock, AR 72201



**Chris Moses**

*Principal, President & Chief Executive Officer*  
[cmoses@mosestucker.com](mailto:cmoses@mosestucker.com)

**Chris Monroe**

*Principal & Vice President of Corporate Services*  
[cmonroe@mosestucker.com](mailto:cmonroe@mosestucker.com)

**Greyson Skokos**

*Principal & Vice President of Brokerage*  
[gskokos@mosestucker.com](mailto:gskokos@mosestucker.com)

**George Friedmann**

*Principal & Vice President of Development*  
[gfriedmann@mosestucker.com](mailto:gfriedmann@mosestucker.com)

**Pierce Moss**

*Brokerage Analyst*  
[pmoss@mosestucker.com](mailto:pmoss@mosestucker.com)

**DISCLAIMER**

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.