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RETAIL SPACE AND LAND FOR LEASE

1605 - 1803 E Harding Ave, Pine Bluff, AR



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501.376.6555 | mosestucker.com



Property Understanding

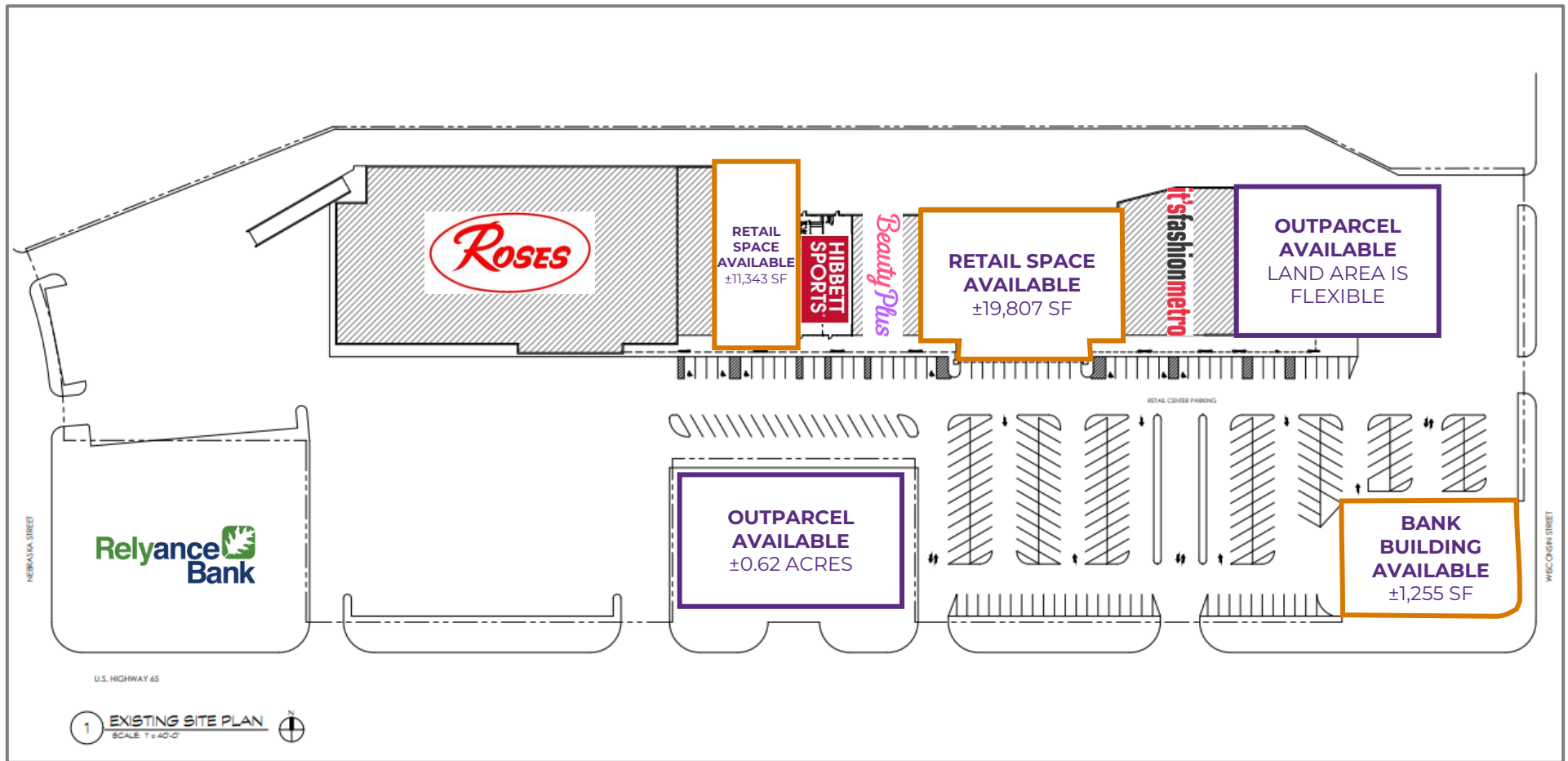
OVERVIEW

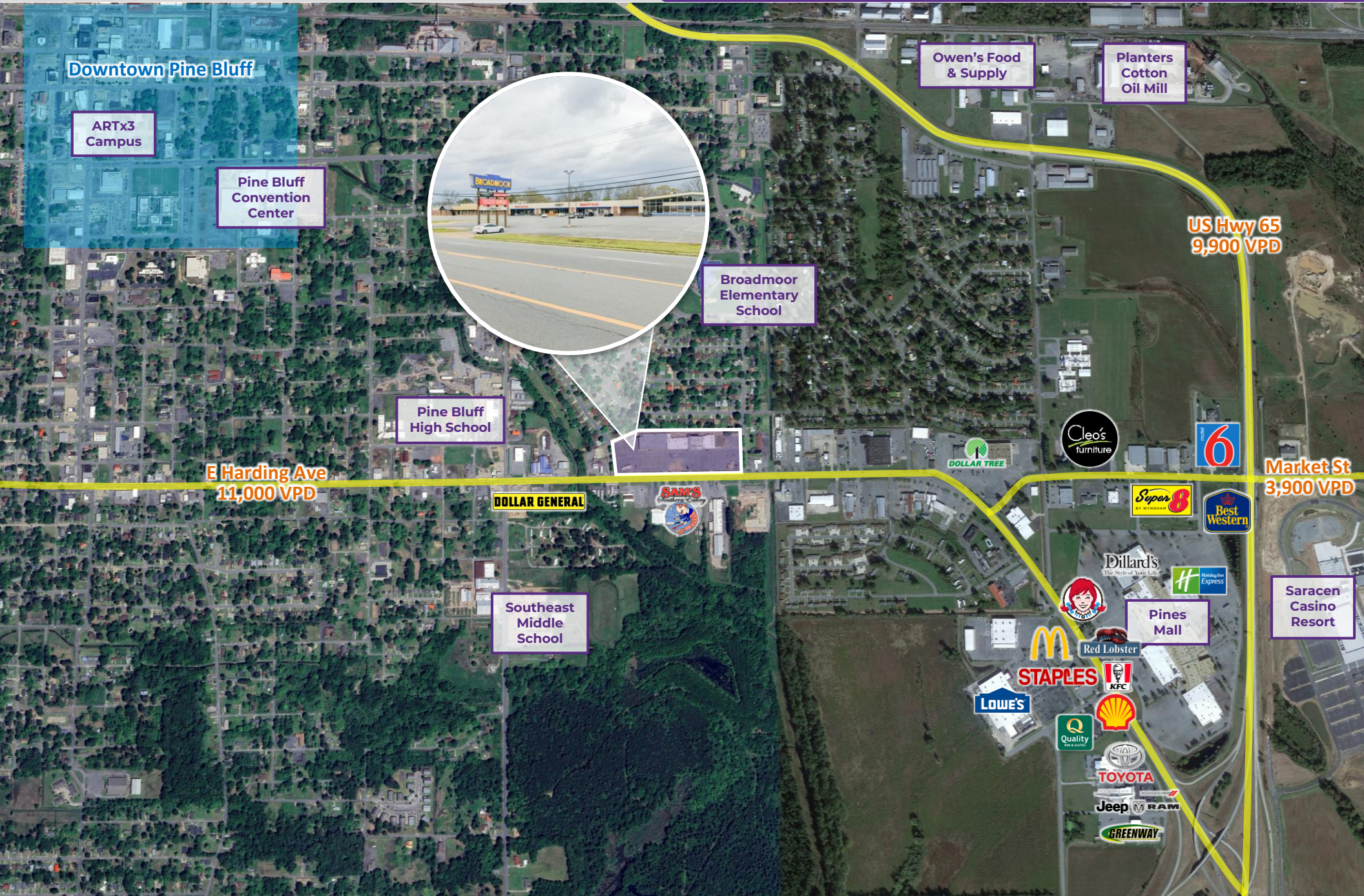
Offering	For Lease
Address	1605 - 1803 E Harding Ave Pine Bluff, AR 71601
Lease Rate/Type	Contact Agent
Property Type	Retail
Lot Size	±9.91 Acres (4 parcels)
Available Space	<ul style="list-style-type: none"> ○ 1619 E Harding - ±19,807 SF (In-Line) ○ 1607 E Harding - ±11,343 SF (Former Family Dollar) ○ 1809 E Harding - ±1,255 SF (Former Bank Building)
Available Land	<ul style="list-style-type: none"> ○ Flexible Land Area (Outparcel) ○ ±0.62 Acre (Outparcel)
Building Size	±93,725 SF
Traffic Count	E Harding Ave – 11,000 VPD

PROPERTY HIGHLIGHTS

- The property is strategically located along one of the city's primary retail corridors, E. Harding Ave. (11,000 VPD)
- Anchored by new lease with Roses Discount Store, Hibbett Sports, and Its Fashion
- Accessible to east and westbound vehicles along E. Harding Ave, with 8+ access points
- Over 385 parking spaces
- Surrounded by many national retailers including T-Mobile, McDonald's, Wendy's, Staples, Lowe's, Dillard's, and more
- 1.2 miles from the Saracen Casino Resort, a \$350 million casino resort consisting of 350 rooms and 70,000 SF of gaming space. The resort added 1,200+ jobs to the market









1619 E Harding St | ±19,807 SF



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1607 E Harding St | ±11,343 SF



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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*

	3 MILES	5 MILES	10 MILES
Population	19,092	33,570	53,743
Households	8,052	13,637	21,363
Average Age	39.2	39.8	41.0
Average Household Income	\$54,956	\$56,193	\$65,045
Businesses	966	1,330	1,791

**Demographic details based on property location*

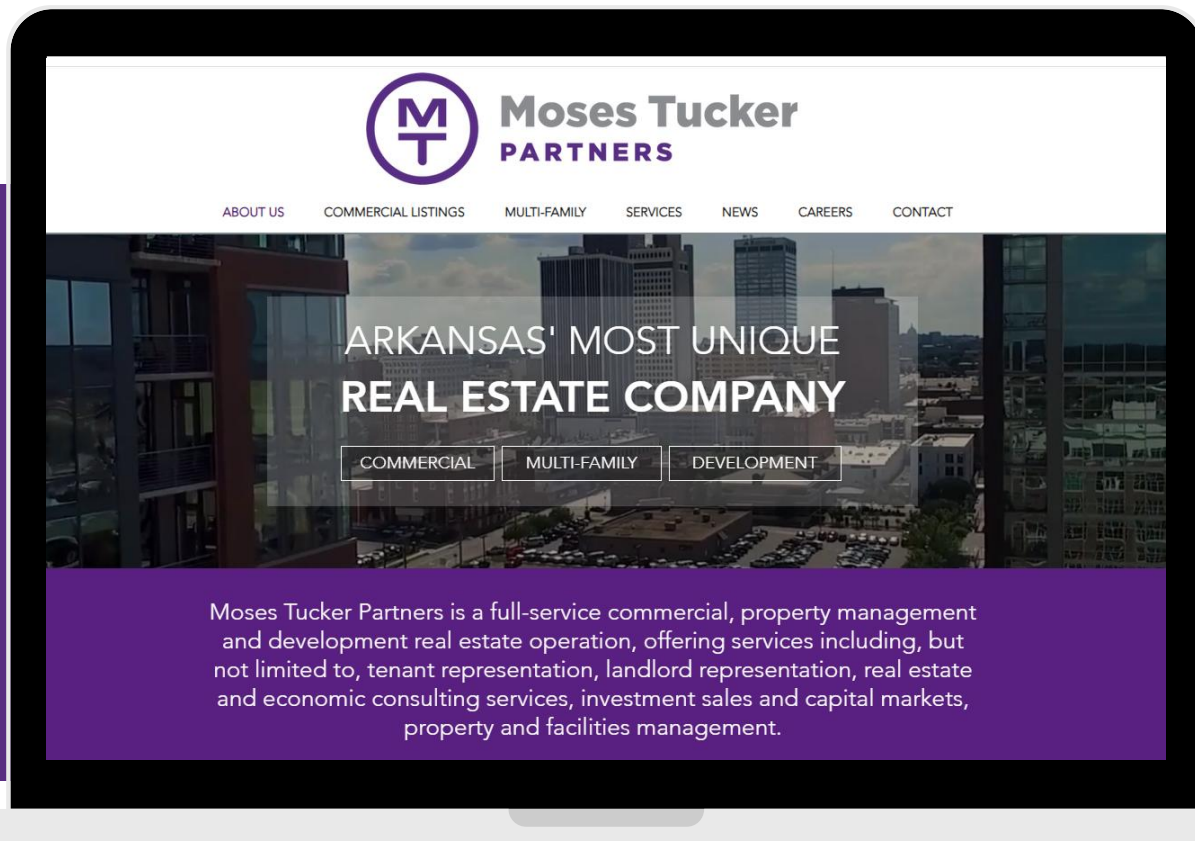
CONNECT

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