



Fort Smith Pavilion

3825-4201 Phoenix Ave, Ft. Smith, AR 72903

CORPORATE OFFICE

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AlbaneseCormier
retailunplugged.com



Key Metrics



Located in Fort Smith, AR
The **2nd** largest city in the state



10-mile Primary Trade Area:
Population: **144,194**



The premier **REGIONAL** shopping destination
(**4.27M** annual visits) with **96%** national credit tenants



Target Shadow Anchor
ranked **#2** in the State

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TENANT LIST

- 1 | Dick's Sporting Goods 50,000 SF
- 2 | Petco 13,500 SF
- 3 | Carter's 5,044 SF
- 4 | Maurices 6,000 SF
- 5 | CherryBerry Yogurt 1,843 SF
- 6 | Anthony David Salon 1,953 SF
- 7 | ProffioNails and Spa 1,200 SF
- 8 | T-Mobile 1,511 SF
- 9 | Skechers 7,980 SF
- 10 | Dollar Tree 10,974 SF
- 11 | Bath & Body Works 3,588 SF
- 12 | AVAILABLE 23,715 SF
- 14 | Buckle 6,632 SF
- 15 | Ulta 10,032 SF
- 16 | Zale's 2,033 SF
- 17 | Sport Clips 2,000 SF
- 18 | Shoe Carnival 12,000 SF
- 19 | Old Navy 19,082 SF
- 20 | Books-A-Million 15,542 SF
- 21 | Michael's 21,388 SF
- 23 | AVAILABLE 5,443 SF
- 24 | Mattress King 4,815 SF
- 25 | AVAILABLE 3,046 SF
- 26 | Eyemart Express 4,412 SF
- 27 | Nothing Bundt Cakes 3,139 SF
- 28 | Best Buy 36,000 SF
- 29 | Verizon Wireless 5,154 SF
- 30 | Cheddar's Casual Cafe 7,800 SF
- 31 | The Vitamin Shoppe 2,750 SF

SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)



This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

409-892-0200 | ac-us.com

DOMINANT REGIONAL POWER CENTER WITH THE BEST IN CLASS TENANCY



Top Ranked Tenancy



DOLLAR TREE
10-yr new lease

PETCO
Where the pets go.
#1 in the state

SHOE CARNIVAL
2021 sales up
+34% over 2019

OLD NAVY
#1 in the state

BEST BUY
#3 in the state

DICK'S SPORTING GOODS
#2 in the state

T-Mobile

SKECHERS

TARGET
#2 in the state
(NAP)

BOOKSAMILLION
2021 sales up
+39% over 2019

Michaels

Vitamin Shoppe
America's Health Superstore

Cheddar's
SCRATCH & KITCHEN

verizon