



Central Shopping Center

Fort Smith, Arkansas

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
P: (409) 892-0200
F: (409) 892-0209

LEASING CONTACT

Jeff Warwick
Director of Leasing - Southeast Region
(409) 554-4840
jwarwick@ac-us.com



AlbaneseCormier

albanescormier.com

Property Information

197,839 SF

CENTER NAME

Central Shopping Center

LISTING ID

402

LOCATION

1200 S. Waldron Road
Fort Smith, AR | 72903

PROPERTY HIGHLIGHTS

Traffic Counts: 31,000 VPD (Rogers Avenue)
Excellent proximity to Arkansas' largest mall

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	6,196	54,090	88,591
HOUSEHOLDS	2,883	22,554	36,339
AVERAGE HH INCOME	\$80,665	\$59,786	\$57,924
BUSINESSES	686	3,333	5,363

MAJOR TENANTS

Chuck E. Cheese's
Locke Supply
Malco Theatres
Plato's Closet
Vista College
CSL Plasma
Ollies Outlet



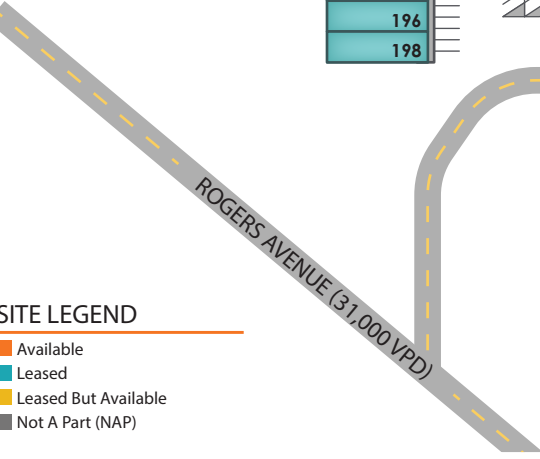
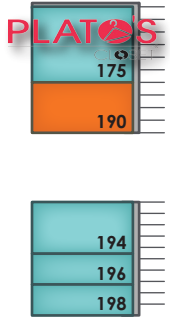
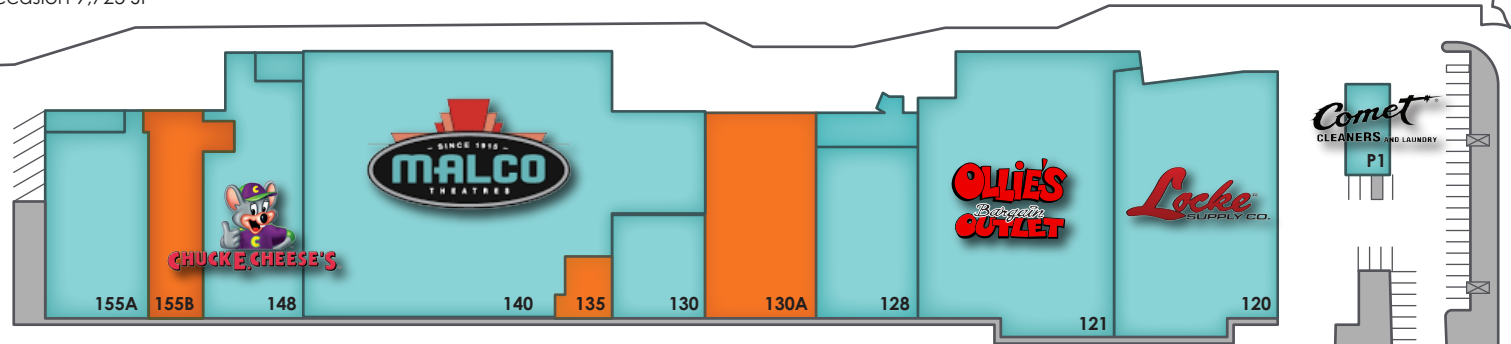
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TENANT LIST

- P1 | Comet Cleaners
- 120 | Locke Supply 28,455 SF
- 121 | Ollies Outlet 27,158 SF
- 128 | La Herradura Western Wear 12,469 SF
- 130 | Always & Forever Bridal and Special Occasion 9,725 SF
- 130A | AVAILABLE 6,480 SF
- 135 | AVAILABLE 1,757 SF
- 140 | Malco Theaters 56,348 SF
- 148 | Chuck E. Cheese's 13,701 SF
- 155B | AVAILABLE 7,176 SF
- 155A | CSL Plasma 11,378 SF
- 175 | Plato's Closet 4,800 SF
- 190 | AVAILABLE 3,200 SF
- 194 | Dental Central 4,000 SF
- 196 | The Well 2,000 SF
- 198 | Skillspan Staffing 2,000 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 | ach-us.com



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Imagery ©2019 Google, USDA Farm Service Agency

This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.