



The Pines

Pine Bluff, Arkansas



THIS IS THE PLACE TO BE...

- Conveniently located from Interstate 530 and U.S. Highway 65.
- New connector road scheduled to link Interstate 530 and Interstate 69.
- New bypass around Pine Bluff is bringing renewed interest to the area around the mall.
- Only regional mall between Pine Bluff, Arkansas and the Louisiana border, and is favorably located only 45 miles south of the capital city of Little Rock.
- Two colleges-the University of Arkansas at Pine Bluff and Southeast Arkansas College.
- The new anchor, Holiday Inn Express, is an eighty room facility connected to the mall.
- Pine Bluff serves as the major trade center for the southeast portion of the state and is home to over 1180 hotel rooms.
- Pine Bluff has it all; a historic downtown district, outdoor recreation, and attractions.
- The regional park complex includes softball fields, hiking trails, a 2,000 acre lake with river access, the Governor Mike Huckabee Delta River Nature Center, and one of three 18-hole golf courses in the city.
- A diverse manufacturing base with Tyson Foods, International Paper, the U.S. Army – Pine Bluff Arsenal, Central Maloney, National Center for Toxicological Research, Union Pacific Railroad, a regional hospital – Jefferson Regional Medical Center, an industrial river port, and agricultural commodities such as cotton, soybeans and rice.

THIS IS THE PLACE FOR GREAT SHOPPING...

- Strong mix of retailers including Dillard's, JCPenney, Sears, Old Navy and the state's only GAP OUTLET.
- Retail synergy – a new expanded Lowe's, Staples, Brookshires, and a new Super Wal-Mart.

THIS IS THE PLACE FOR FUN...

- Eight-unit food court seats 300 and features Arby's, Sbarro and Subway.
- Two sit-down restaurants – Garfield's Restaurant and Red Lobster; plus KFC and Wendy's.
- Eight-screen Carmike theater.
- The state's only children's soft play area.



MALL INFORMATION

LOCATION

Cross Streets: U.S. Highway 65 South and Commerce Road

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

Dillard's, JCPenney, Sears

TOTAL RETAIL SQUARE FOOTAGE 607,874

PARKING SPACES 3,500

OPENED 1986

EXPANDED 1990

OTHER FEATURES

The new Holiday Inn Express, eight-screen Carmike theater, eight-unit food court with seating for 300, two sit-down restaurants: Garfield's Restaurant and Red Lobster

TRADE AREA PROFILE

2005 POPULATION 85,141

2010 PROJECTED POPULATION 83,463

2005 HOUSEHOLDS 31,508

2010 PROJECTED HOUSEHOLDS 30,921

2005 MEDIAN AGE 35.6

2005 AVERAGE HOUSEHOLD INCOME \$47,487

2010 PROJECTED AVERAGE HOUSEHOLD INCOME \$53,607

20-MILE RADIUS PROFILE

2005 POPULATION 92,376

2010 PROJECTED POPULATION 90,805

2005 HOUSEHOLDS 32,924

2010 PROJECTED HOUSEHOLDS 32,310

2005 MEDIAN AGE 35.4

2005 AVERAGE HOUSEHOLD INCOME \$47,071

2010 PROJECTED AVERAGE HOUSEHOLD INCOME \$53,130

DAYTIME EMPLOYMENT

3-MILE RADIUS 11,996

5-MILE RADIUS 24,573

SOURCE: CLARITAS, INC.