



FORT SMITH PAVILION

Fort Smith, Arkansas

Fort Smith Pavilion is a **418,000-square-foot shopping center** with a powerful anchor roster and an exceptional location along I-540 in Arkansas' second largest city.

- The center includes 272,550 square feet of GLA plus a **127,000-square-foot Target** shadow anchor and additional outparcels to be developed.
- Anchors include **Target, Best Buy, Michaels, Dick's Sporting Goods, Bed Bath & Beyond, Petco, Old Navy and Books-A-Million.**
- The strong lineup of national retailers features **Lane Bryant, Dress Barn, Kirklands, Ulta, Radio Shack, Shoe Carnival** and more.
- More than **54,000 cars per day** pass the center on I-540.
- Fort Smith is home to more than 80,000 residents, with a total of more than 288,800 residents in the surrounding Arkansas/Oklahoma trade area
- Additional **outparcel and in-line retail opportunities** are available.



PHILLIPS EDISON & COMPANY





DEMOGRAPHICS

	3 miles	5 miles	10 miles
Population	40,479	84,4502	136,156
Households	17,443	34,376	53,331
Median HH Income	\$43,761	\$42,521	\$42,500

LEASING CONTACTS

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FORT SMITH PAVILION

400 Phoenix Avenue
 Fort Smith, Arkansas 72903

Owned and operated by
 Phillips Edison & Company
www.phillipsedison.com



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SPACE	TENANT	SQ. FT.
3825	Dick's Sporting Goods	50,000
3835	Petco	13,500
3845	Carter's	5,044
3855	LifeWay	6,000
3865	Cherry Berry Yogurt	1,843
3875	Game X Change	1,953
3880	ProfessioNails and Spa	1,200
3895	AVAILABLE	1,511
3925	Charming Charlie	7,980
3935	Dressbarn	7,500
3945	Lane Bryant	7,062
3955	Bed Bath & Beyond	23,400
3965	Kirkland's	6,632
3985	Ulta	10,032
3995	Radio Shack	2,033
4115	SportClips	2,000
4125	Shoe Carnival	12,000
4135	Old Navy	19,082
4145	Books-A-Million	15,542
4155	Michaels	21,388
4165	AVAILABLE	5,443
4171	Mattress King	4,815
4185	AVAILABLE	3,858
4189	Eyemart Express	3,600
4191	AT&T	3,139
4195	Best Buy	36,000
OUTPARCELS		
O-1	Vitamin Shoppe	2,700
O-5A	Cheddar's (Ground Lease)	7,800
O-6A	Bob Evans	5,154
SHADOW ANCHOR		
	Target	127,000
TOTAL SQ. FT.		415,211

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others

