



Key Retailers

Abercrombie & Fitch
American Eagle Outfitters
Bath & Body Works
Charlotte Russe
Hot Topic
Justice
Victoria's Secret

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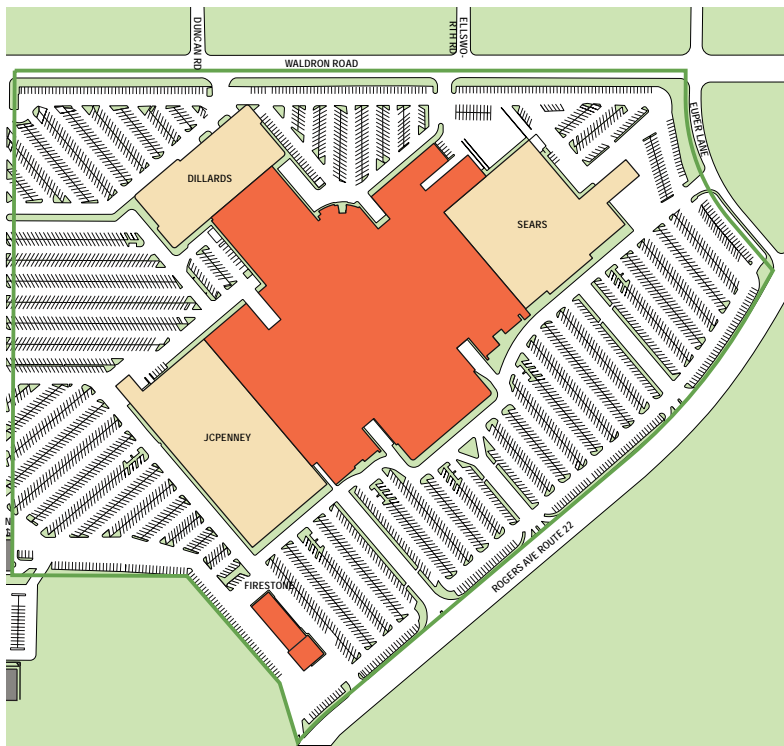
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Mall at a Glance

- Anchored by Dillard's, JCPenney, Sears and Dillard's Men
- Fort Smith was named in 2007 by Forbes Magazine as the number one city in America for cost of living and number six in total income growth
- Fort Smith's trade area includes eight counties in two states, with a population of over 267,000
- Central Mall is the largest mall in the state of Arkansas and is the only enclosed shopping center within a 60-mile radius
- Beautiful domed food court with outside dining area and children's soft play area constructed in 2002
- Central Mall is conveniently located just off Interstate 540 on Rogers Avenue
- Business and industry are drawn to the Fort Smith area by strong pro-business climate, nationally recognized schools, outstanding medical facilities and low cost of living



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Site Plan

Central Mall

Statistics & Demographics

Property Data	
Opening Date	1972
Renovation Dates	1999, 2002
Site	53.34 acres
Parking	3,414 spaces
Total Stores	90
Levels	2
Leasable Area	
Total Mall GLA	860,317 s.f.
Mall Shops	259,523 s.f.
Offices	125,269 s.f.
Anchors (Total)	475,525 s.f.
Dillard's	124,884 s.f.
Dillard's Men	35,780 s.f.
JCPenney	207,218 s.f.
Sears	107,643 s.f.
Trade Area	
30-Mile Radius	
Population	266,243
Total Households	101,968
Avg. Household Income	\$53,551
Median Age	37 yrs.
Source: DemographicsNow - Q4 2008	

Location Map



Central Mall

5111 Rogers Avenue
 Fort Smith, Arkansas 72903
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