



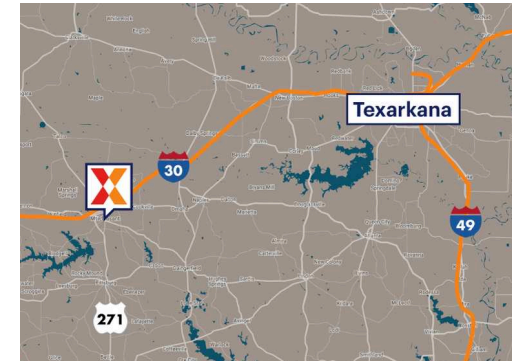
Mount Pleasant, TX

JEFFERSON PARK

33.150014, -94.970186
602-676 South Jefferson Avenue | Mount Pleasant, TX 75455



CENTER SIZE: 130,096 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	7,016	16,041	21,047
🏠	2,222	5,135	6,874
💰	\$51,088	\$54,540	\$61,323

Prominent neighborhood center anchored by Super 1 Foods

High visibility from 29,000+ vehicles daily at the intersection of Hwy 49 and South Jefferson (Hwy 271)

Strong lineup of national retailers including Sally Beauty Supply, GNC, Aaron's & Anytime Fitness

Close proximity to Walmart Supercenter

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AVAILABLE SPACE

PAD OPPORTUNITIES

GL	29,185 SF
OUT	31,363 SF

CURRENT RETAILERS

FUEL	Super 1 Foods	
01	Super 1 Foods	45,837 SF
02	Mount Pleasant Family Dental	3,468 SF
03	T-Mobile	2,332 SF
04	Sally Beauty Supply	2,000 SF
05	Cato	7,705 SF
06	Brixmor Storage	2,345 SF
07	Harbor Freight Tools	20,000 SF
08	Mount Pleasant Dialysis	6,999 SF
09	Cricket	900 SF
10	Porcelain Nails 4 U	1,200 SF
11	GNC	1,200 SF
12	Boost Mobile	1,200 SF
13	Mount Pleasant Dialysis	2,700 SF
14	World Finance	1,310 SF
15	Dynasty Buffet	3,520 SF
16	Aaron's	6,875 SF
18	Cici's Pizza	6,000 SF
19	Anytime Fitness	6,000 SF
21	PetSense	10,850 SF

1435 - 09.19.24