

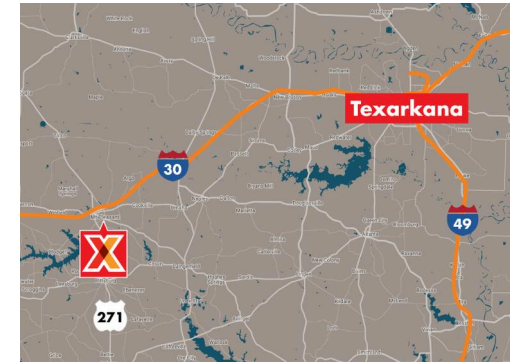
Mount Pleasant, TX

# JEFFERSON PARK

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



CENTER SIZE: 132,096 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	7,010	16,022	21,041
🏠	2,219	5,126	6,872
💰	\$50,075	\$54,071	\$60,355

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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### PAD OPPORTUNITIES

GL .67 AC/29,185 SF  
OUT .72 AC/31,363 SF

### CURRENT RETAILERS

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

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