

924 Adelaide Avenue & 911 May Avenue Fort Smith, Arkansas

Property Information

- ◆ Selling Price ~~\$495,000~~ **\$475,000**
- ◆ Lease \$3,000/Mo/Gross
- ◆ Real Estate Taxes \$5,190.68
- ◆ 924 Adelaide 5,860 SF
- ◆ 911 May 2,842 SF
- ◆ Lot Size .5385 AC
- ◆ Zoned T-1
- ◆ 2 Story
- ◆ 930 SF Basement

Demographics

2015 Total Daytime Population

1 mile.....15,965
 3 mile.....81,400
 5 mile.....120,487

2015 Total Population

1 mile.....11,671
 3 mile.....56,999
 5 mile.....78,616

Traffic Counts

Rogers Avenue 26,000



Major Employers

Company	Local Employees
Sparks Health System	2,400
Baldor Electric Company	2,393
OK Foods	1,800
Fort Smith Public Schools	1,783
Mercy Hospital Fort Smith	1,487
188th Fighter Wing	1,100
University of Arkansas—Fort Smith	951
Arkansas Best	936
City of Fort Smith	914
Rheem-Ruud	900

Area Highlights

Fort Smith is the second largest city in the state. Fort Smith is also known as the River Valley in that the Arkansas River flowing around the East, South and West sides of this great city; as well as being nestled between the Ozark and Ouachita Mountains. As the largest city in Western Arkansas, Fort Smith offers several events for its residents and tourists in its numerous theatres and venues. Some of the most well-known events include Old Fort Days Rodeo held in May, Fort Smith Riverfront Blues Fest held each October and the Arkansas-Oklahoma State Fair in September at the Kay Rodgers Park. Other sites of interest include, Fort Smith National Historic Site, Fort Smith Trolley Museum, Fort Smith Air Museum and the National U.S. Marshals Museum. The city is home to the University of Arkansas at Fort Smith, the main public university in the area.

Tyler Teague
 Sales Associate
 tyler@rhghan.com



Phone: (479) 478-6161
 Fax: (479) 478-6160
 4611 Rogers Avenue
 Fort Smith, AR 72903

