

3000 Rogers Avenue Fort Smith, Arkansas

Property Information

- ◆ Sale Price: \$2,495,000
- ◆ Lease Rate: \$14/SF/YR/NNN
- ◆ Estimated Nets: \$2.89 SF/YR
- ◆ GLA: 14,034 SF
 - Space A: 6,789 SF
 - Space B: 7,245
- ◆ Real Estate Taxes: \$21,509/YR
- ◆ Insurance: \$4,000/YR
- ◆ CAM: \$15,000/YR
- ◆ Property Type: Medical Office Building
- ◆ Parking Ratio: 6.6/per 1,000
- ◆ 3.1 AC
- ◆ Zoning: T-1

Demographics

2015 Total Daytime Population

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

2015 Average Income

1 mile.....	\$45,817
3 mile.....	\$48,677
5 mile.....	\$51,913

Traffic Counts

Rogers Ave	31,000 V.P.D.
Old Greenwood Rd	23,000 V.P.D.



Bob Cooper, Jr.
Executive Broker
bob@rhghan.com



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.

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

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The floor plan illustrates the layout of the second floor, divided into three main sections:

- Space A (6,789 SF):** Located in the upper left, this section includes a large open area, a staircase, and several smaller rooms and offices.
- Space B (7,245 SF):** Located in the upper right, this section contains a series of interconnected rooms, including what appear to be laboratory spaces and offices.
- Surgery Center (4,909 SF):** Located at the bottom of the plan, this section is a large, open area designated for surgical procedures.

A central corridor runs vertically through the middle of the plan, separating Space A and Space B from the Surgery Center. The plan also shows various smaller rooms, including restrooms, storage areas, and specialized labs.