

NEW RETAIL ON ROGERS AVE IN 2017

FORT SMITH, ARKANSAS

Ghan & Cooper Commercial Properties is offering space in a new retail development on Rogers Ave that will be available in 2017. Located at a pinnacle location less than 600' away Fort Smith's regional shopping mall as well as access to a traffic light.



Advertised available Retail Space denoted by Star on above map



A New Look

Over the past decade Fort Smith, AR has been changing in multiple ways.

With a rich history of being the gateway to the west and the manufacturing heart of Arkansas, Fort Smith has been on the rise after the economic downturn in 2008.

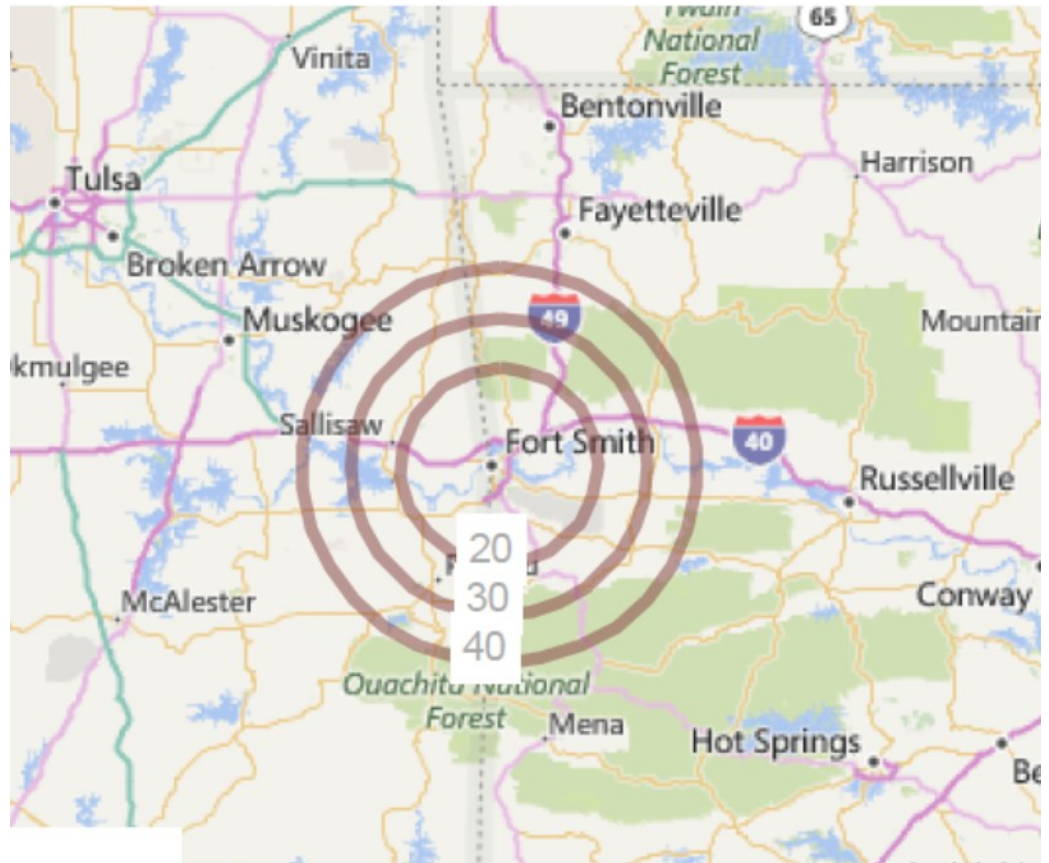
A Few Highlights:

In 2017, Fort Smith will welcome the commencement of the first class to its brand new Doctor of Osteopathic Medical School. Fort Smith will be the only town in Arkansas to boast a D.O. Medical School.

Fort Smith, although only claiming 87,000 in population, has a serviceable MSA area of more than 340,000 people.

University of Arkansas Fort Smith has a current enrollment of 7,500 students.

Largest employers in the area are medical, logistic, educational, and manufacturing based.



Map showing MSA radius of Fort Smith, Arkansas per Arkansas Econ Dev Commission

Demographic Item	20 mi	30 mi	40 mi
Food	50.08	50.29	50.37
Housing	64.09	64.07	64.01
Apparel and services	11.76	11.69	11.65
Transportation	62.00	61.59	61.21
Health-care	25.72	25.91	25.96
Entertainment	15.99	15.97	15.94
Personal care products and services	4.92	4.90	4.89
Reading	0.55	0.55	0.55
Education	6.26	6.21	6.19
Tobacco products and smoking supplies	2.68	2.67	2.68
Miscellaneous	3.32	3.31	3.31
Cash contributions	12.03	12.00	11.96
Personal insurance	2.17	2.17	2.15

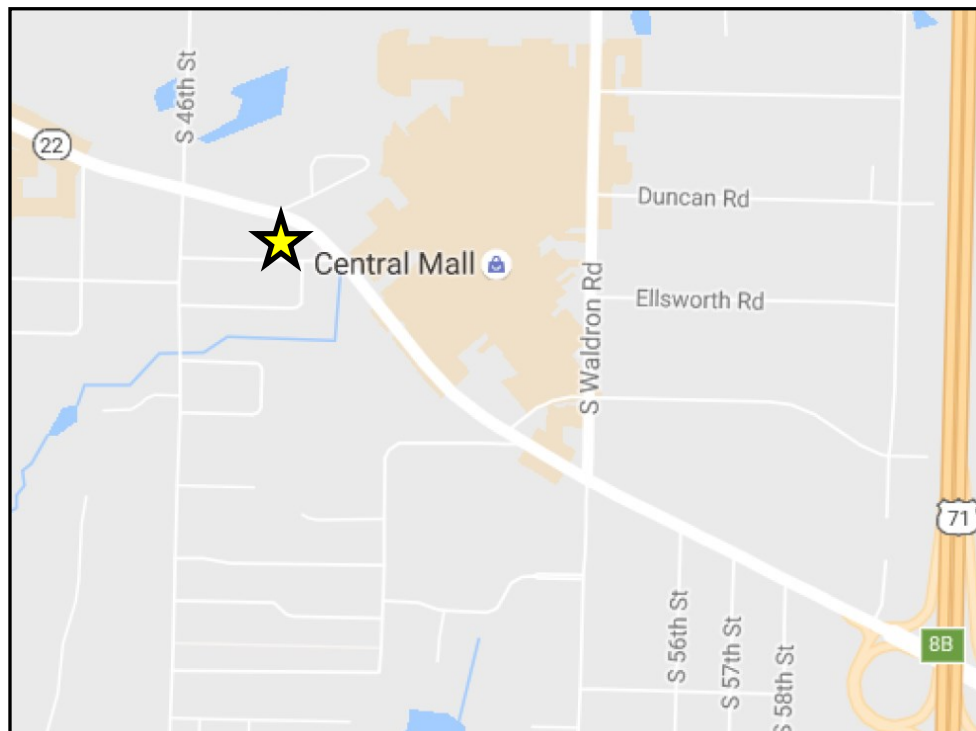
Weekly per Capita Expenditures per Arkansas Econ Dev Commission

SURROUNDING RETAIL



NEW BUILD IN ESTABLISHED RETAIL CORRIDOR

- Located less than 600' from Regional Mall
- 1,200-3,000 sqft available
- Currently listed at \$17.50/SF/NNN
- 29,000 Daily Traffic Count
- Access to Traffic Light at 46th & Rogers Ave



Retail Development noted with Star on each map