

# 1507 Phoenix Avenue Fort Smith, Arkansas

## Property Information

- ♦ Sale Price ~~\$98,000~~—**\$80,000**
- ♦ 1.26 AC
- ♦ Phoenix Avenue Frontage
- ♦ Zoned I-1

## Demographics

2015 Total Population

1 mile.....	5,907
3 mile.....	32,569
5 mile.....	78,750

## Traffic Count

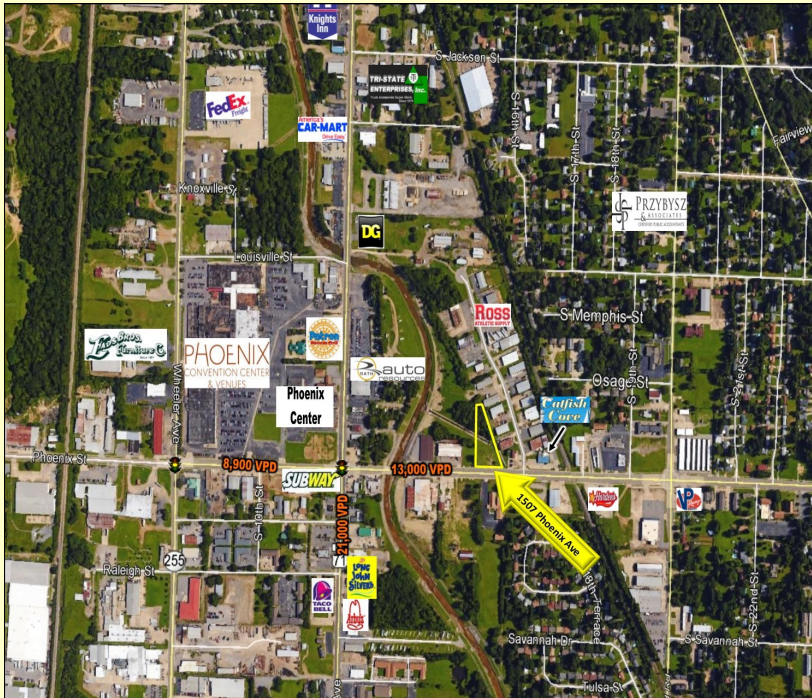
Towson Avenue	21,000 V.P.D.
Phoenix Avenue	13,000 V.P.D.

**Price Reduced**



## 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



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