

3500 Phoenix Avenue, Fort Smith, Arkansas



Phoenix Center



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3500 Phoenix Avenue, Fort Smith, Arkansas

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 |

Demographics

| | 1-Mile | 3-Miles | 5-Miles |
|-----------------------|----------|----------|----------|
| 2013 Total Population | 3,002 | 43,964 | 87,500 |
| 2017 Total Population | 3,070 | 44,953 | 89,469 |
| 2013 Total HH | 1,156 | 18,754 | 35,085 |
| 2017 Total HH | 1,181 | 19,211 | 35,931 |
| Median HH Income | \$39,230 | \$42,344 | \$39,065 |
| Per Capita Income | \$19,704 | \$24,360 | \$22,429 |
| Average (Mean) HH | \$48,800 | \$56,116 | \$54,520 |

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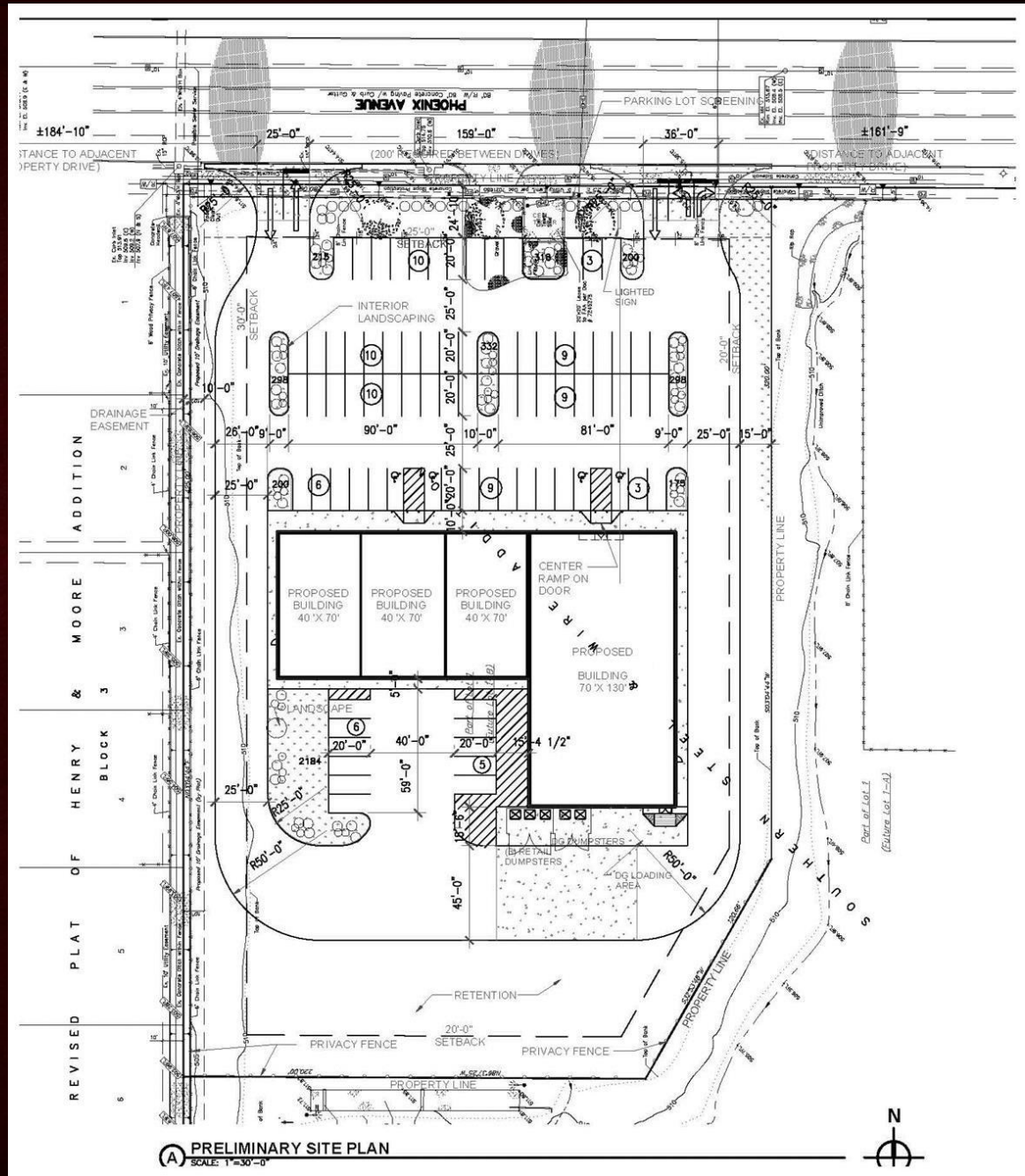
PROPERTY HIGHLIGHTS

- ◆ Retail Strip Center
- ◆ Located just off Interstate 540—Traffic Counts 52,000 V.P.D.
- ◆ Surrounding Retailers Include, Target, Michaels, Kirkland's, Bed Bath & Beyond, Lane Bryant, Petco, Dick's Sporting Goods and Several Others
- ◆ Major Tourist Destinations—Museum of History, National Historic Site, Electric Trolleys, Janet Huckabee Nature Center, The Park at West End, Fort Smith Symphony, Fort Smith Little Theater, Marshals Museum and Several Other Well Known Cultural Attractions.

The Retail Center is located on Phoenix Avenue a major retail artery. 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.

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| | |
|-------------------|---------------------|
| Base Lease Price | \$12—\$16/SF/YR/NNN |
| Estimated Nets | |
| Real Estate Taxes | \$1.25/SF/YR |
| Insurance | \$0.95/SF/YR |
| CAM | \$1.00/SF/YR |
| Available GLA | 1,400 SF—10,000 SF |



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Aerial Photo



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Traffic Counts

