

200 North 13th Street, Fort Smith, Arkansas



Emmy's German Restaurant

Sale Price \$725,000

Lease Price \$12/SF/NNN

Building Size 5,696 SF

Lot Size 0.64 AC



200 North 13th Street, Fort Smith, Arkansas

PRESENTED BY:

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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	951
Arkansas Best	936
City of Fort Smith	914
Rheem-Ruud	900

Demographics

	1-Mile	3-Miles	5-Miles
2015 Total Population	9,804	50,999	68,739
Projected 2020 Total Population	10,000	52,019	70,114
2015 Total HH	4,597	22,023	29,285
2015 Median HH Income	\$25,628	\$29,481	\$32,248
2015 Per Capita Income	\$15,634	\$18,124	\$20,105
2015 Average (Mean) HH	\$40,101	\$44,905	\$49,250

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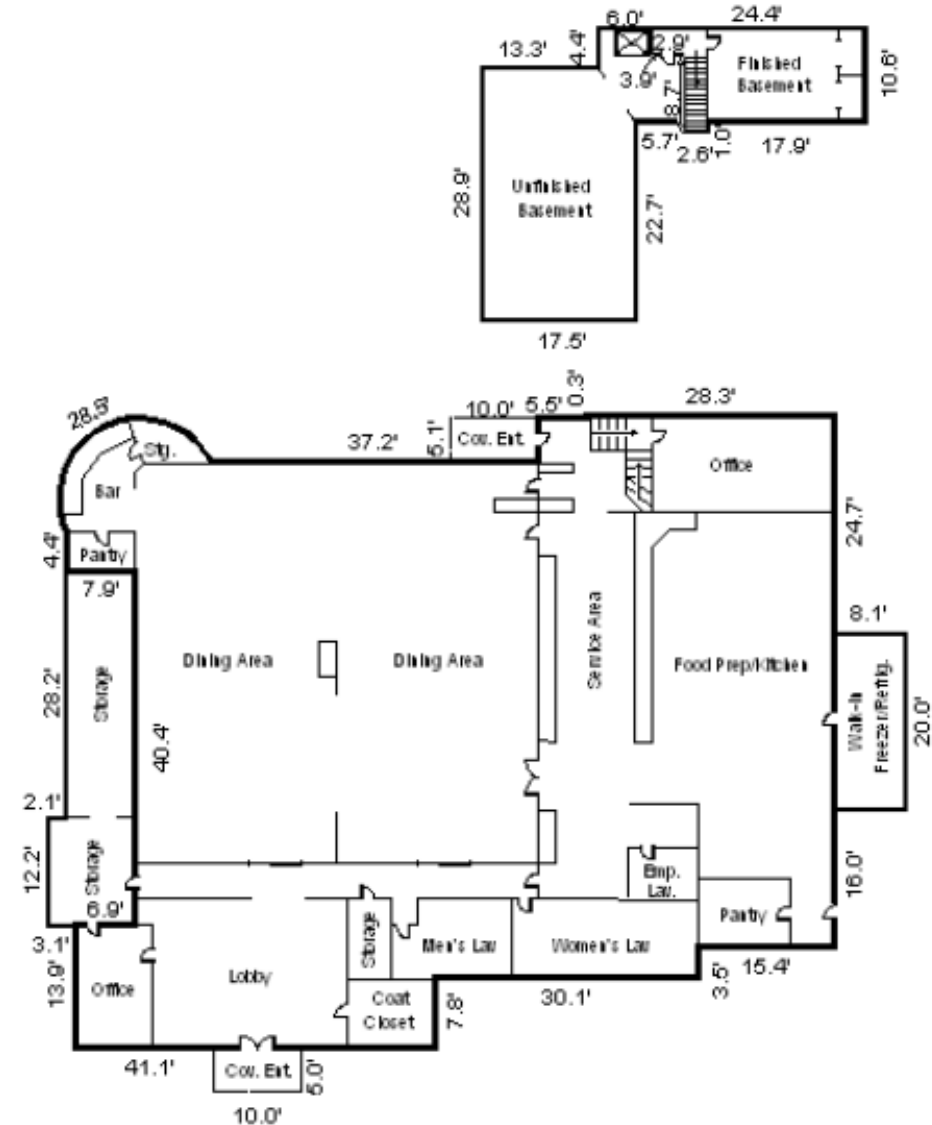
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Real Estate Taxes: \$4,229.40/YR

What an opportunity it is to own a piece of downtown Fort Smith history. Currently, this property is operated as a restaurant. For generations, this location has been a highly visible location to the local Fort Smith restaurant scene. With over 5,600 SF of space, this building is set up to open your restaurant tomorrow. There is basement that is approximately 600 SF which would be a great area for a bar or cigar lounge. This property could be operated as a restaurant location or redeveloped into a professional office.

Located in Downtown Fort Smith, this property is within seconds from the Fort Smith Convention Center and the new "Temple Live" Events Center.



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The Central Methodist Church was built in 1886. The church presided in this location until 1919, when the congregation moved two blocks east to the First United Methodist Church. The appearance of the building was altered when the upper portion was destroyed by fire. The Knights of Columbus Council 996 occupied the building from 1919 until 1997. The building was then purchased by Taliano's restaurant to be used as a banquet facility. After an extensive renovation, the building was re-opened as "The Hall" at Taliano's in November of 1997. The building was purchased by Emmy's Too, LLC in February 2009. After a second renovation, the building re-opened as "Emmy's German Restaurant" on April 15th, 2009

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