# **FOR LEASE**

## 7320 Rogers Ave, Fort Smith, AR



Lease Rate	\$12.00 SF/YR
Lease Type	Triple Net
Suite 16 Size	960 SF
Suite 19 - 22 Size	3,840 SF
Suite 23 Size	960 SF Leased
Suite 24 Size	960 SF
Suite 26 - 28 Size	2,400 SF
Suite 32 Size	800 SF-Leased
Suite 33 & 34 Size	<del>2,000 SF-</del> Leased
Parking Ratio	5.02 per 1,000 SF
Lot Size	3.76 AC
Zoning Description	C-5

#### PROPERTY OVERVIEW

960 - 3840 SF Retail/Office space available at Stonewood Village. Access from Rogers Avenue and 74th Street. Parking Ratio is 5.2 per 1,000 SF. Other businesses in the shopping center include, Arkansas Pediatric Therapy, Stonewood Eye Care, Stonewood Village Pharmacy, Warnock Real Estate, The

Red Leopard Boutique, Sweet Boutique, Nails by Tracy & River City Bistro.



## TRAFFIC COUNTS

74th Street 13,000 V.P.D.

Rogers Ave 39,000 V.P.D.

# Bob Cooper, Jr.

Executive Broker Office: 479-478-6161 bob@rhghan.com

rhghan.com



The information contained herein has been obtained from sources we believe to be reliable; however, Ghan & Cooper Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has Ghan & Cooper Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers/tenants must take appropriate measures to verify all of the information set forth herein.