

5609 Rogers Avenue Fort Smith, Arkansas

Property Information

- ◆ Lease Rate: \$8.50/SF/NNN *AS-IS
- ◆ Nets: \$1.50/SF
- ◆ Space Size: 50,760 SF
- ◆ Date Available: February 1, 2018
- ◆ Parking Ratio: 4.9 per 1,000 SF
- ◆ Zoning Description: C-4
- ◆ Owners will divide
- ◆ Tenant improvement dollars available.
- ◆ Parcel: 18062-0001-00000-00



Traffic Count

Rogers Ave	35,000 V.P.D.
Waldron Rd	15,000 V.P.D.
I-540	50,000 V.P.D.

Demographics

Population	1 Mile	3 Mile	5 Mile
2017 Total Population	6,851	50,797	89,095
2022 Population	6,897	50,859	89,434
Pop Growth 2017-2022	0.67%	0.12%	0.38%
Average Age	39.9	38.3	37.6

Households

2017 Total Households	3,050	21,122	35,463
HH Growth 2017-2022	0.66%	0.10%	0.36%
Median HH Income	\$48,124	\$36,284	\$34,911
Avg HH Size	2.2	2.4	2.5
2017 Avg HH Vehicles	2	2	2

Median Home Value	\$177,814	\$123,327	\$110,107
Median Year Built	1975	1968	1971

Fort Smith At A Glance

Metro Population: 280,500

Major Industries: Manufacturing, Tourism, Health care

Gross Metro Product: \$10.6 B

Cost of Living: 12.9% below nat'l avg



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