

# FOR SALE

3500 Phoenix Avenue, Fort Smith, Arkansas 72901



Purchase Price	\$650,000
Lot Size	2.66 AC
Price/AC	\$244,360.90
Property Type	Land
Property Sub-Type	Retail
Zoning Description	C-3

## PROPERTY FEATURES

- Near National Retailers
- High Traffic Area
- Close to Interstate 540
- Great for Retail or Office

**Ghan & Cooper  
Commercial Properties**

4611 Rogers Avenue  
Fort Smith, Arkansas  
72903



**Rodney H. Ghan**

Executive Broker  
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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Total Population	4,601	42,050	85,700
2022 Population	4,611	42,154	86,029
Population Growth 2017-2022	0.22%	0.25%	0.38%
Average Age	40.20	38.40	38.20
<b>Households</b>			
2017 Total Households	1,875	18,114	34,797
Household Growth 2017-2022	0.21%	0.25%	0.38%
Median Household Income	\$44,066	\$38,301	\$37,755
Average Household Size	2.40	2.00	2.00
2017 Average Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$105,491	\$123,612	\$125,101
Median Year Built	1968	1971	1972

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