

MEDICAL CLINIC

400 & 408 South 16th Street
Fort Smith, Arkansas

Property Information

- ◆ Rental Rate: \$7.00 ~ \$7.15
- ◆ Lease Type: NNN
- ◆ Min. SF: 3,000 SF
- ◆ Max. SF: 16,000 SF
- ◆ Year Built: 1987
- ◆ Lot Size: 0.97 AC
- ◆ Parcel ID: 12763-0011-00217-00
- ◆ Zoning Description: Transitional
- ◆ Number of Parking Spaces: 61
- ◆ Close to Sparks, Rogers Avenue & Downtown



Demographics

2015 Total Daytime Population

1 mile.....22,870
3 mile.....69,871
5 mile.....113,831

Traffic Count

Lexington Ave 3,700 V.P.D.

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



Fort Smith At A Glance

Metro Population: 280,500

Major Industries: Manufacturing, Tourism, Health care

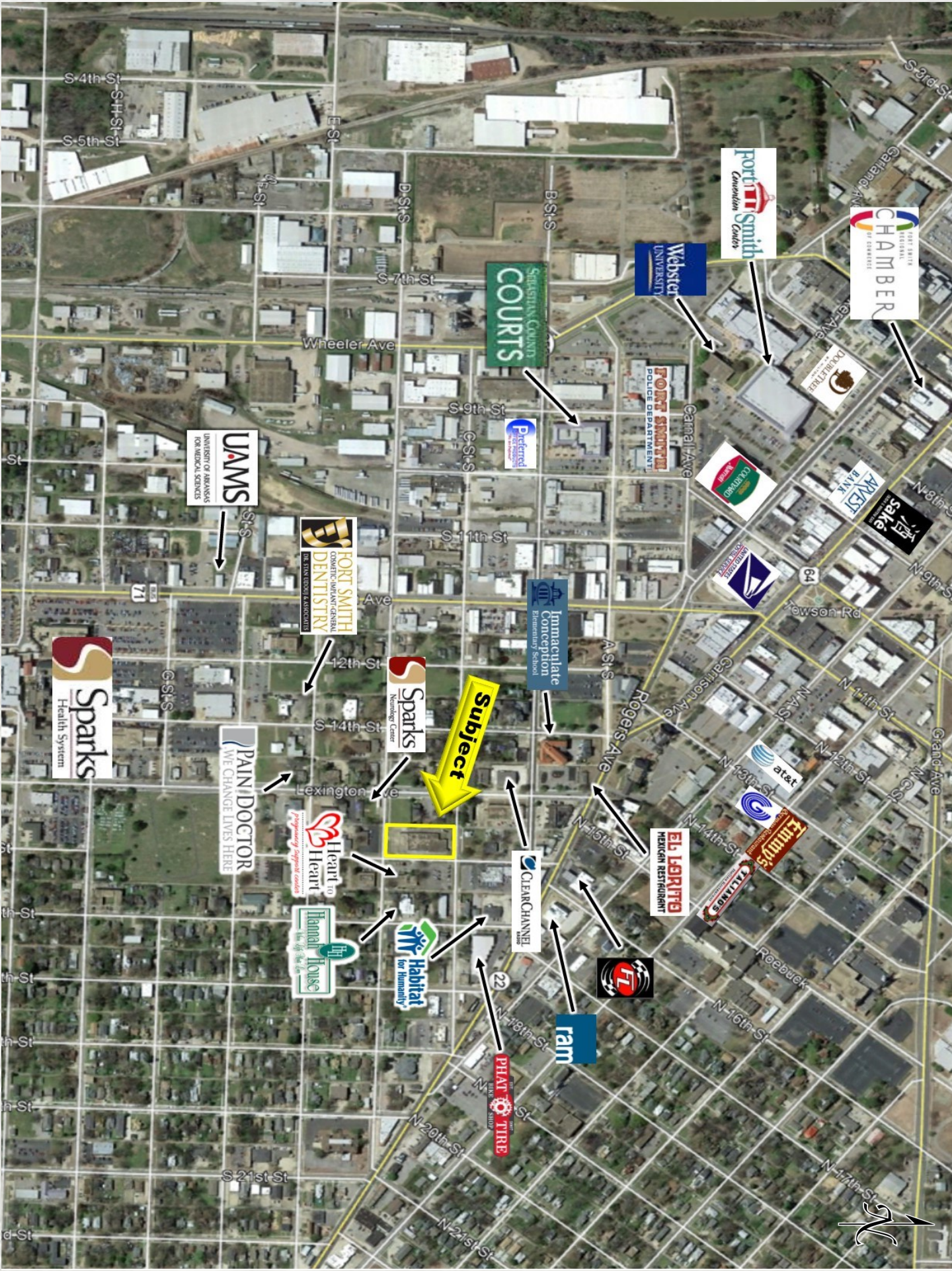
Gross Metro Product: \$10.6 B

Median Household Income: \$39,874

Cost of Living: 12.9% below nat'l avg



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S 4th St
S 5th St

S 3rd St

5th St

D 5th St

7th St

9th St

11th St

12th St

S 14th St

Lexington Ave

S 21st St

D 8th St

B 8th St

7th St

S 9th St

11th St

12th St

S 14th St

Lexington Ave

N 20th St

N 24th St

Webster
UNIVERSITY

Port Smith
Convention Center

CHAMBER
OF COMMERCE

SPRINGFIELD
COURTS

FORT SMITH
POLICE DEPARTMENT

UAMS
UNIVERSITY OF ARKANSAS
FOR MEDICAL SCIENCES

FORT SMITH
DENTISTRY
GENERAL DENTISTRY
DENTIST, ENDODONTIC & ASSOCIATES

Sparks
Health System

PAIN DOCTOR
WE CHANGE LIVES HERE

Sparks
Neurology Center

Heart to
Heart
Neurology Support Center

Habitat
House
for Humanity

Habitat
for Humanity

CLEAR CHANNEL

ram

PHAT
TIRE

Immaculate
Conception
Elementary School

EL LIBRITO
MEXICAN RESTAURANT

El Limbo's
RESTAURANT

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