

4414 Wheeler Avenue Fort Smith, Arkansas

Property Information

- ◆ Sales Price: 1,800,000
- ◆ Real Estate Taxes: \$15,231/YR
- ◆ Rental Rate: \$12,000
- ◆ Nets: Gross
- ◆ Property Type: Industrial Manufacturing & Warehouse
- ◆ 99,650 SF
- ◆ 3.57 AC
- ◆ 2 Loading Docks, 3 Loading Wells
- ◆ Zoning: I-2
- ◆ Located on AR-255 / Wheeler Avenue

Demographics

2015 Total Daytime Population

1 mile.....	7,174
3 mile.....	52,963
3 mile.....	114,421

2015 Total Employees

1 mile.....	4,039
3 mile.....	36,055
3 mile.....	71,336

Traffic Counts

Wheeler Ave 15,000 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

Area Highlights

Fort Smith is the second largest city in the state. Fort Smith is also known as the River Valley in that the Arkansas River flowing around the East, South and West sides of this great city; as well as being nestled between the Ozark and Ouachita Mountains. As the largest city in Western Arkansas, Fort Smith offers several events for its residents and tourists in its numerous theatres and venues. Some of the most well-known events include Old Fort Days Rodeo held in May, Fort Smith Riverfront Blues Fest held each October and the Arkansas-Oklahoma State Fair in September at the Kay Rodgers Park. Other sites of interest include, Fort Smith National Historic Site, Fort Smith Trolley Museum, Fort Smith Air Museum and the National U.S. Marshals Museum. The city is home to the University of Arkansas at Fort Smith, the main public university in the area.

Bob Cooper, Jr.
Executive Broker
bob@rhghan.com



Phone: (479) 478-6161
Fax: (479) 478-6160
4611 Rogers Avenue
Fort Smith, AR 72903

