

# *The Phoenix Center*



*3500 Phoenix Avenue  
Fort Smith, Arkansas*



# The Phoenix Center



## PRESENTED BY:

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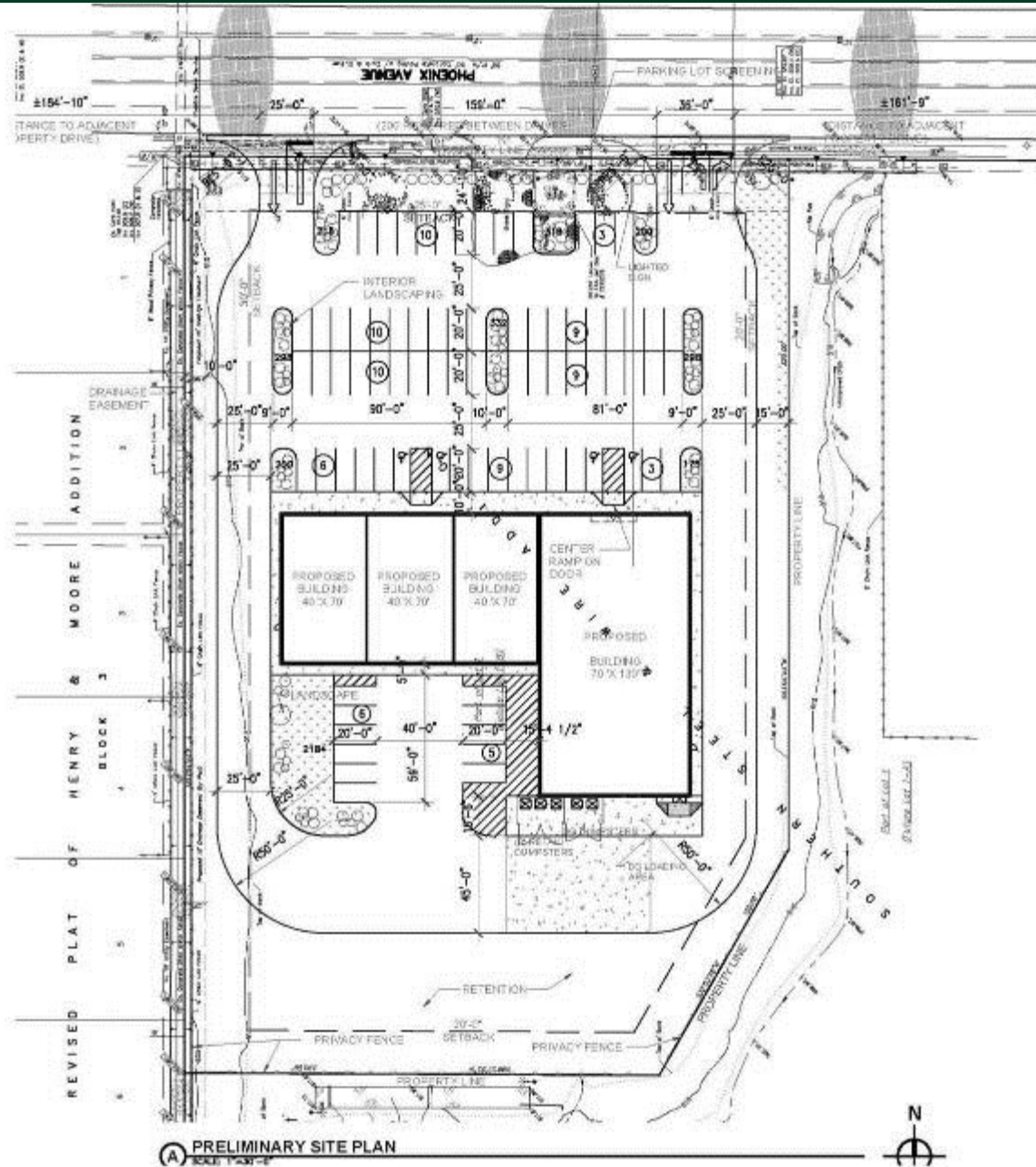
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<b>Base Lease Price</b>	<b>\$14—\$18 SF</b>
<b>Lease Type</b>	<b>NNN</b>
<b>Estimated Nets:</b>	
<b>Real Estate Taxes</b>	<b>\$1.25/SF/YR</b>
<b>Insurance</b>	<b>\$0.95/SF/YR</b>
<b>CAM</b>	<b>\$1.00/SF/YR</b>
<b>Available GLA</b>	<b>1,400 SF—10,000 SF</b>



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## 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	951
Arkansas Best	936
City of Fort Smith	914
Rheem-Ruud	900

## Demographics

Population	1 Mile	3 Mile	5 Mile
2013 Total Population	3,002	43,964	87,500
2017 Total Population	4,601	42,050	85,700
2022 Population	4,611	42,154	86,029
2013 Total HH	1,156	18,754	35,085
Households	1 Mile	3 Mile	5 Mile
2017 Total HH	1,875	18,114	34,797
HH Growth 2017-2022	0.12%	0.25%	0.38%
Median HH Income	\$44,066	\$38,301	\$37,755
Avg. Household Size	2.40	2.30	2.40
2017 Avg. HH Vehicles	2.00	2.00	2.00
Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$105,491	\$123,612	\$125,101
Median Year Built	1968	1971	1972

# The Phoenix Center

## PROPERTY HIGHLIGHTS

- ◆ Retail Strip Center
- ◆ Located just off Interstate 540—Traffic Counts 52,000 V.P.D.
- ◆ Surrounding Retailers Include, Target, Michaels, Kirkland's, Bed Bath & Beyond, Lane Bryant, Petco, Dick's Sporting Goods and Several Others
- ◆ Major Tourist Destinations—Museum of History, National Historic Site, Electric Trolleys, Janet Huckabee Nature Center, The Park at West End, Fort Smith Symphony, Fort Smith Little Theater, Marshals Museum and Several Other Well Known Cultural Attractions.

The Retail Center is located on Phoenix Avenue a major retail artery. 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.



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## Aerial





