

2216 Dodson Avenue Fort Smith, Arkansas

Property Information

- ◆ Purchase Price \$349,900
- ◆ Building Total SF 2,772 SF
- ◆ Total Acreage 0.36 AC
- ◆ 8 Private Offices
- ◆ 1 Conference Room
- ◆ 1 Break Room
- ◆ Men's & Women's Restrooms
- ◆ Zoning C-2
- ◆ 100% Occupied until 12.31.2020

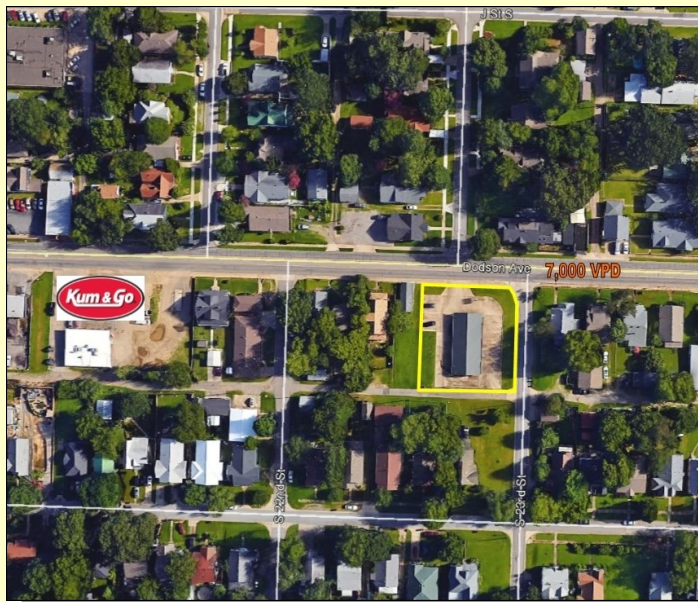
Demographics

Total Population

| | |
|-------------|--------|
| 1 mile..... | 9,792 |
| 3 mile..... | 52,382 |
| 5 mile..... | 75,634 |

Traffic Count

Dodson Avenue 7,000 V.P.D.



Major Employers

| Company | Local |
|-----------------------------------|-------|
| 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 |

About Fort Smith, Arkansas

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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