

523 Lexington Avenue Fort Smith, Arkansas

Property Information

- ◆ 3,420 SF
- ◆ Covered Entry
- ◆ 4 Private Offices
- ◆ Conference Room
- ◆ Break Room
- ◆ Warehouse
- ◆ 2 Restrooms
- ◆ 1 Overhead Door
- ◆ Close to Sparks Regional, Downtown & Rogers Avenue.

Demographics

Total Population

1 mile7,176
 3 mile48,646
 5 mile70,664

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



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Front Entry



Office 1



Office 2



Office 3



Office 4



Conference Room



Break Room



Warehouse



Back of Building