

5400 Rogers Avenue Fort Smith, Arkansas



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PROPERTY INFORMATION

Sale Price	\$3,200,000
Building Size	21,596 SF
Mezzanine	3,480 SF
First Floor	18,116 SF
Lot Size	1.9 AC
Parking Ratio	2.4 / 1,000 SF
Zoning	C-5
As-Is Lease Rate	\$18/SF/YR/NNN
Available GLA	21,596 SF
Min. Divisible	3,000 SF

Demographics	1-Mile	3-Miles	5-Miles
2013 Total Population	5,372	36,729	81,110
2015 Total Population	7,004	49,020	92,346
2013 Total HH	2,419	15,280	32,250
2015 Total HH	3,145	20,451	36,978
2013 Median HH Income	\$47,419	\$36,064	\$37,005
2015 Median HH Income	\$39,349	\$33,951	\$36,162
2013 Per Capita Income	\$32,048	\$21,839	\$20,708
2015 Per Capita Income	\$29,991	\$22,735	\$22,193
2013 Average (Mean) HH	\$47,419	\$36,064	\$37,005
2015 Average (Mean) HH	\$65,370	\$53,363	\$54,040

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