

# 412 South 18th Street Fort Smith, Arkansas

## Property Information

- ◆ Sale Price \$495,000
- ◆ Lease Price \$12/SF/NNN
- ◆ 4,840 SF available
- ◆ 0.48 AC
- ◆ 8 Private Offices—4 Have Parquet Flooring & 3 of Those Also Have Custom Built-In Cabinets & Cabinet to Ceiling Bookcases
- ◆ 5 Secretarial Stations
- ◆ State-of-the-art Telephone System with 17 Individual Stations
- ◆ 2 Restrooms
- ◆ 2 Conference Rooms, 1 Has Custom Floor to Ceiling Bookcases
- ◆ Work Station for Copy Machines, Fax & Internet Services with Built-In Cabinets & Floor to Ceiling Bookcases
- ◆ Kitchenette
- ◆ State-of-the-art Security System
- ◆ Safe, easy access to Shelved Attic Storage
- ◆ Ample Paved Parking in Front & Rear of the Premises with Equal Access to the Building
- ◆ 100% warmed and cooled
- ◆ Just off Rogers Avenue on South 18th Street

**SALE**

**PRICE REDUCED**



## 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

- ◆ Located Near Downtown, 0.6 mile From The Court House & 0.06 mile From Rogers Avenue a Major Retail Artery
- ◆ Surrounding Businesses Include, Dr. Jim Saviers, DDS, Brown Psychotherapy, United Way, Southwest Underwriters, and Several Others

## Demographics

Total Population

1 mile.....	9,577
3 mile.....	48,612
5 mile.....	71,731

## About Fort Smith, Arkansas

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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