



Fort Smith Pavilion
3825—4201 Phoenix Avenue, Fort Smith, Arkansas

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LEASE SUMMARY

Suite 16

Size: 2,033 SF

Lease Rate: \$22.00 SF

Nets: Triple Net (NNN)

Est. Nets: \$3.50 SF



Suite 27

Size: 3,153 SF

Lease Rate: \$22.00 SF

Nets: Triple Net (NNN)

Est. Nets: \$3.50 SF

Suite 23

Size: 5,430 SF

Lease Rate: \$18.00 SF

Nets: Triple Net (NNN)

Est. Nets: \$3.50 SF



Suite 25

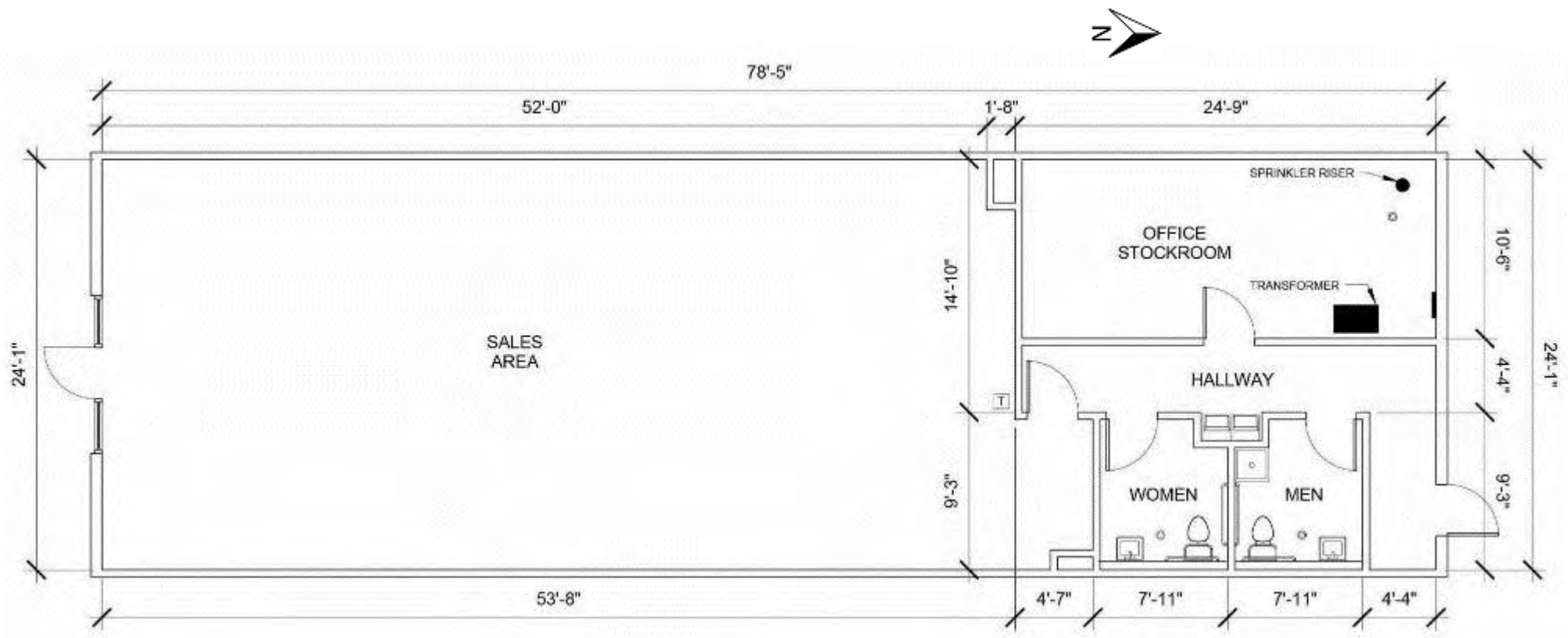
Size: 3,067 SF

Lease Rate: \$18.00 SF

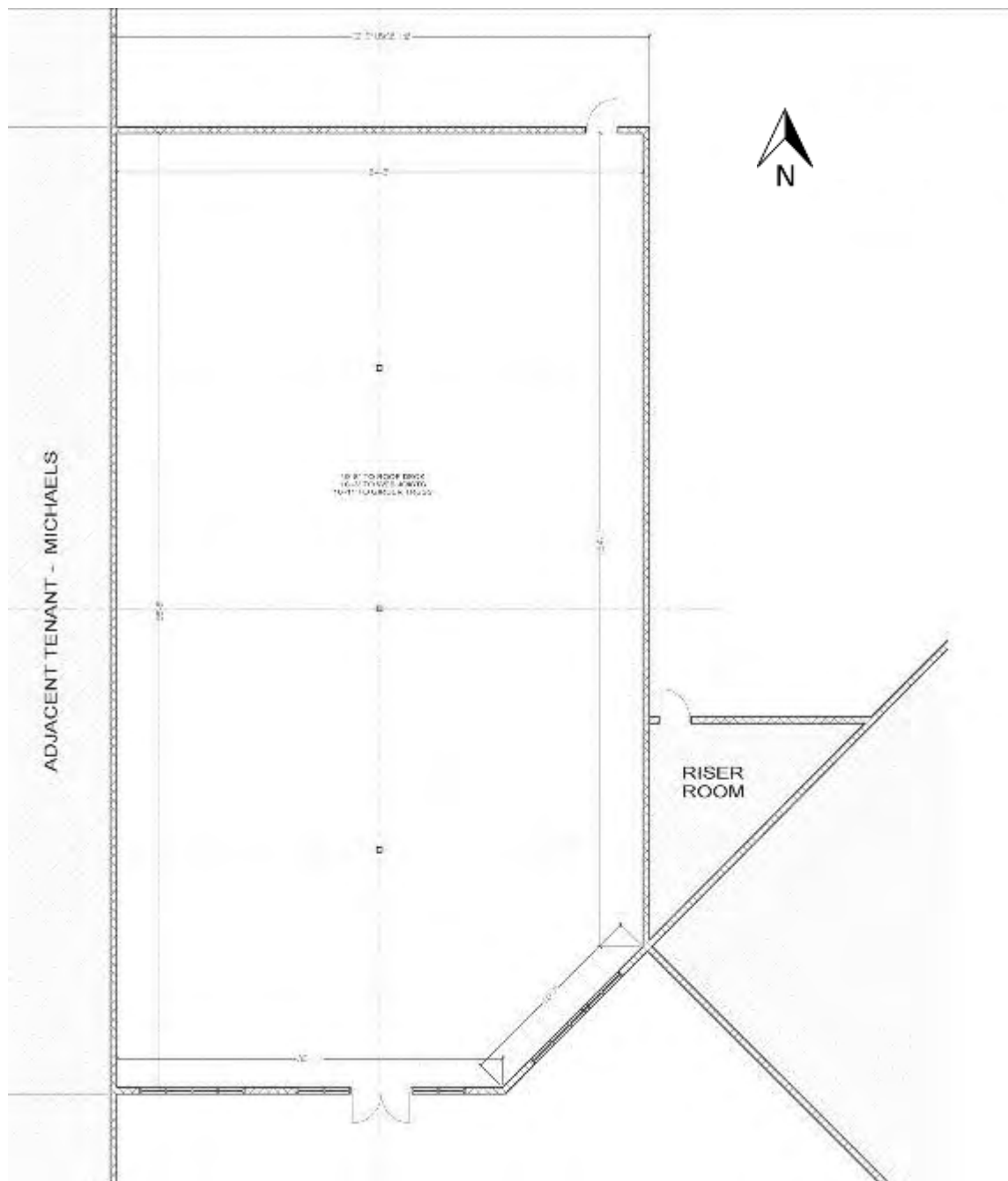
Nets: Triple Net (NNN)

Est. Nets: \$3.50 SF

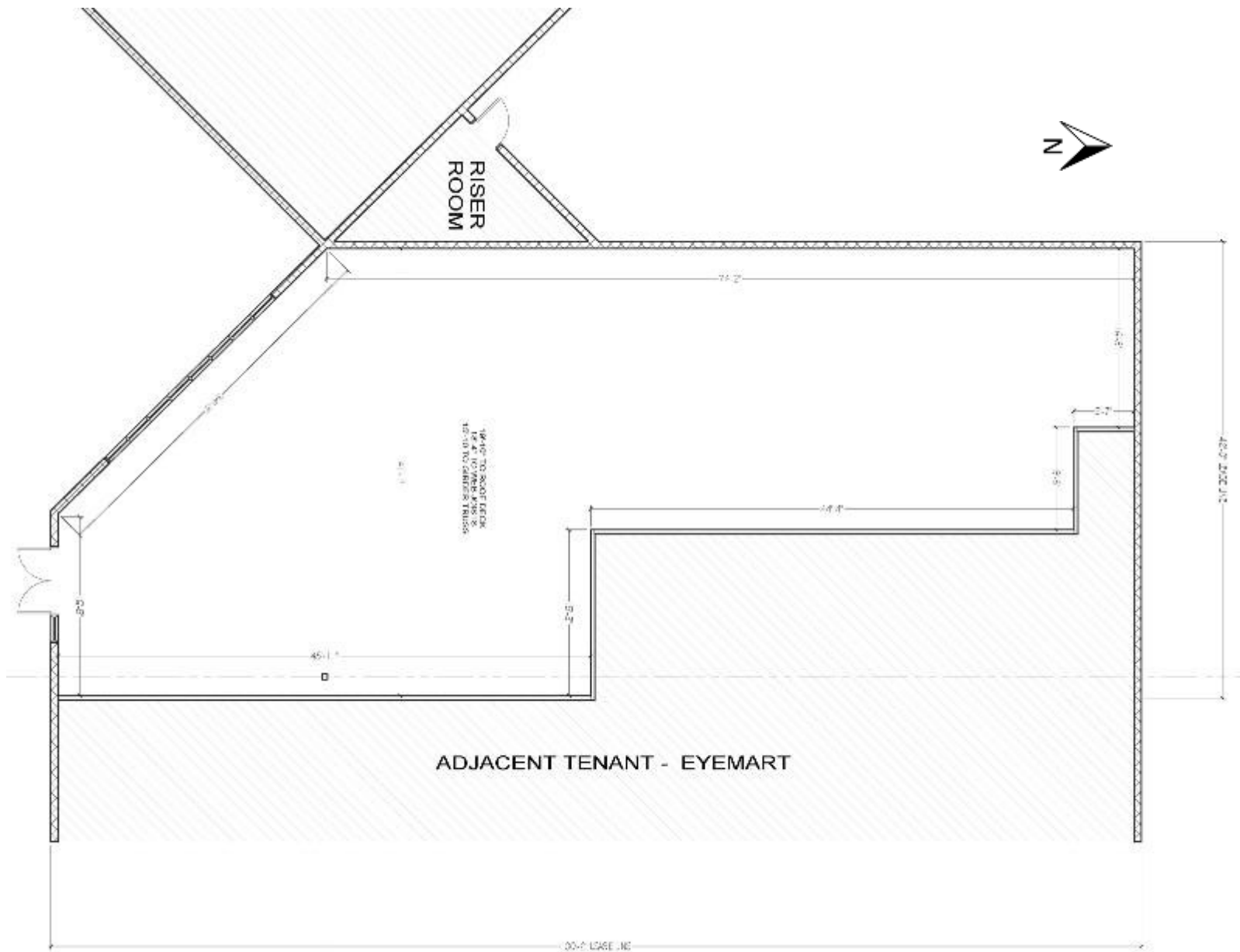
SUITE 16 FLOOR PLAN



SUITE 23 FLOOR PLAN

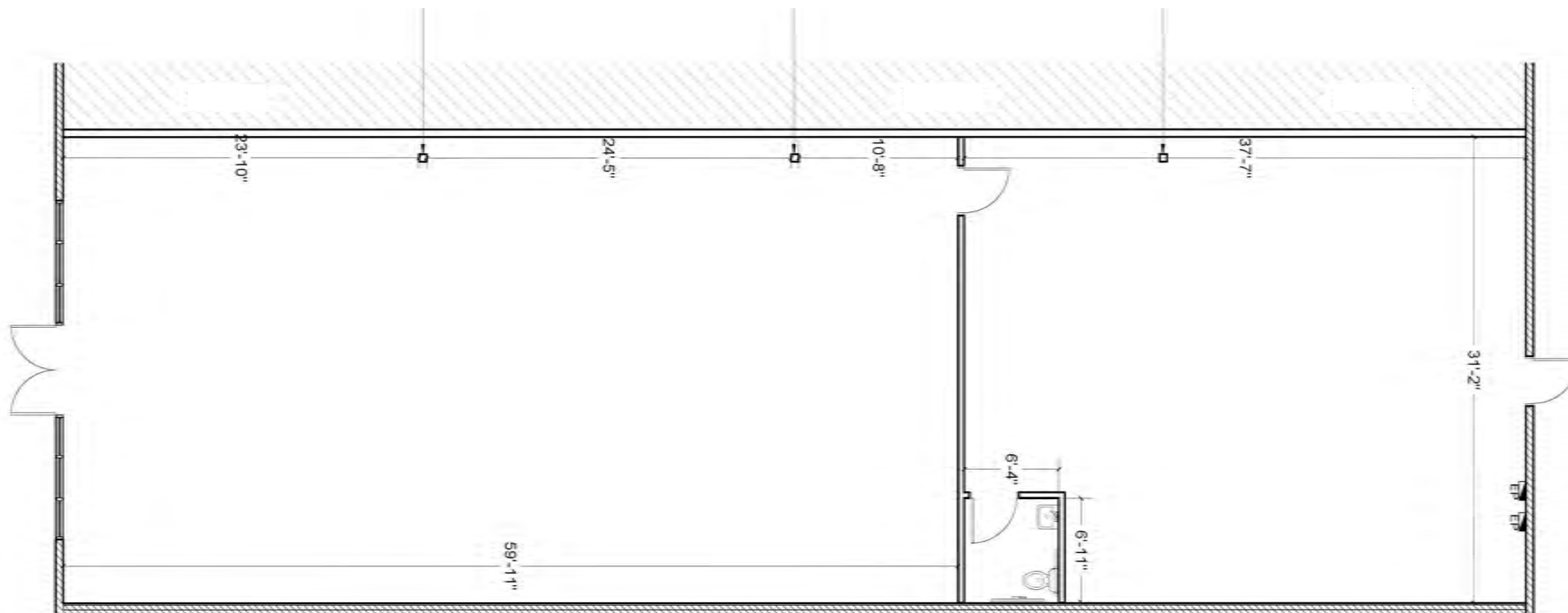


SUITE 25 FLOOR PLAN



SUITE 27 FLOOR PLAN

ADJACENT TENANT - EYEMART




ADJACENT TENANT - BEST BUY

CURRENT TENANTS



1	Dick's Sporting Goods	9	Skechers	18	Shoe Carnival	27	Available
2	Petco	10	Dressbarn	19	Old Navy	28	Best Buy
3	Carter's	11	Lane Bryant	20	Books-A-Million	29	Verizon Wireless
4	Lifeway Christian Store	12	Bed Bath & Beyond	21	Michael's	30	Cheddar's Cafe
5	CherryBerry Yogurt	14	Kirkland's	23	Available	31	The Vitamin Shoppe
6	Painting with a Twist	15	Ulta	24	Mattress King	32	Longhorn Steakhouse
7	ProfessioNails and Spa	16	Available	25	Available	33	Target
8	T-Mobile	17	Sport Clips	26	Eymart Express		

 - Indicates not owned



COMPARISONS

FORT SMITH PAVILION				
GLA	280,568 SF			
Year Built/Ren	2009/2011/2013 (Acquired 2013)			
Rents	\$19.00 SF			
Occupancy %	95%			
Anchors	Best Buy, Old Navy, Michaels, BAM, DICK'S Sporting Goods, Bed Bath & Beyond, Petco & Ulta			
Demographics	<u>Total Pop.</u>	<u>Median HH Inc.</u>	<u>Median Home Value</u>	<u>Median Disposable Inc.</u>
(3 Mile Radius)	41,740	\$36,507	\$158,912	\$32,411

Comp. Property Set	Owner	GLA	Yr. Built/ Ren.	Rent (\$/psf)	Occ. %	Anchors	Notes
The Quarry Shopping Center	45 Dev. Group, LLC	189,000	1980/1985	\$12.00	97%	Walmart Neighborhood Market, Big Lots & Marshall's	Added Marshall's in 2016
Central Shopping Center	Albanese Cormier Hold.	197,686	1972	N/A	98%	Malco Theaters, Locke Supply, 24 Hour Fitness, Chuck E Cheese	
Massard Crossing	Ball Ventures	96,738	1995	N/A	96%	Wal-Mart (non-owned), TJ Maxx, Ross	Property sold for \$11.4 M in 07.2014
Fort Smith Marketplace	Dwight Curry	98,000	2000	N/A	99%	Kohl's/Savers (shadow), Dollar Tree, Cavender's, Joann Fabrics & Crafts	The Kohl's & Savers center is owned by Cole REIT. IRC owns Petco, Old Navy & Shoe Carnival
Central Mall	Fort Smith Mall, LLC	857,398	1972/1999/2002	N/A	99%	Dillard's, JCPenny	

RECENT TRANSACTIONS	City	Buyer	Seller	Price \$	CAP Rate	GLA	Year Built/ Ren.	Occ %	Date	
Village at Lee Branch	Birmingham, AL	Monarch Inv.	Rushmore	\$25,000,000	8.09%	223,100	2003	89%	11/15	Hobby Lobby, Carmike Cinemas, Publix/Academy (shadow)
Propst Promenade	Alabaster, AL	Gatlin Dev.	Propst Prop.	\$52,000,000	6.77%	292,458	2006	99%	10/15	Belk, Amstar Cinemas, Ross, Bed Bath & Beyond, Old Navy, Walmart (shadow)

HIGHLIGHTS

- ◆ A Retail Roster That Captures Attention which includes but is not limited to Dick’s Sporting Goods, Target, Best Buy, Michael’s, Books-A-Million, Petco, Old Navy & many other national and local businesses.
- ◆ Exceptional Location. Just off I-540 & Phoenix Avenue, In the Second largest City in Arkansas
- ◆ Easy Access for 42,000 Vehicles Per Day on I-540 and 21,000 Vehicles Per Day on Phoenix Avenue
- ◆ The Pavilion Draws From The Fort Smith Population of 88,000+ & the Metro Population 280,000+
- ◆ Easy Ingress and Egress. Three Entrances/Exits, one of which is lighted

Fort Smith a city of education, medicine and industry. Home to nationally recognized retail, food, lodging partners, as well as national and international companies, including home office facilities. Fort Smith is also home to the University of Arkansas Fort Smith, the Arkansas Colleges of Health Education and UAMS -West and, is a regional provider of excellent health care with two hospitals and a number of clinics located throughout the city.

Demographics	1-Mile	3-Miles	5-Miles
Total Population	2,987	42,470	88,762
Total HH	1,210	18,622	36,059
Average HH Income	56,831	56,408	56,289
Median Age	42	38	37



TRAFFIC COUNTS



LOCATION AERIAL



LOCATION AERIAL



Demographics

2017 Total Population

1 Mile	3,727
3 Mile	43,736
5 Mile	88,112

2022 Estimated Total Population

1 Mile	3,733
3 Mile	43,889
5 Mile	88,451

Population Growth 2017—2022

1 Mile	0.16%
3 Mile	0.12%
5 Mile	0.38%

2017 Total Households

1 Mile	1,552
3 Mile	18,695
5 Mile	35,641

Household Growth 2017—2022

1 Mile	0.19%
3 Mile	0.12%
5 Mile	0.38%

Median Household Income

1 Mile	\$50,899
3 Mile	\$38,319
5 Mile	\$37,748

PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS

