



**Not actual Hardees at Phoenix Center*

Phoenix Center

Fort Smith, Arkansas

CORPORATE OFFICE

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Beaumont, TX | 77701
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CONTACT

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Vice President of Leasing
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Property Information

18,744 SF

CENTER NAME

Phoenix Center

LISTING ID

404

LOCATION

1820 Phoenix Avenue
Fort Smith, AR | 72901

PROPERTY HIGHLIGHTS

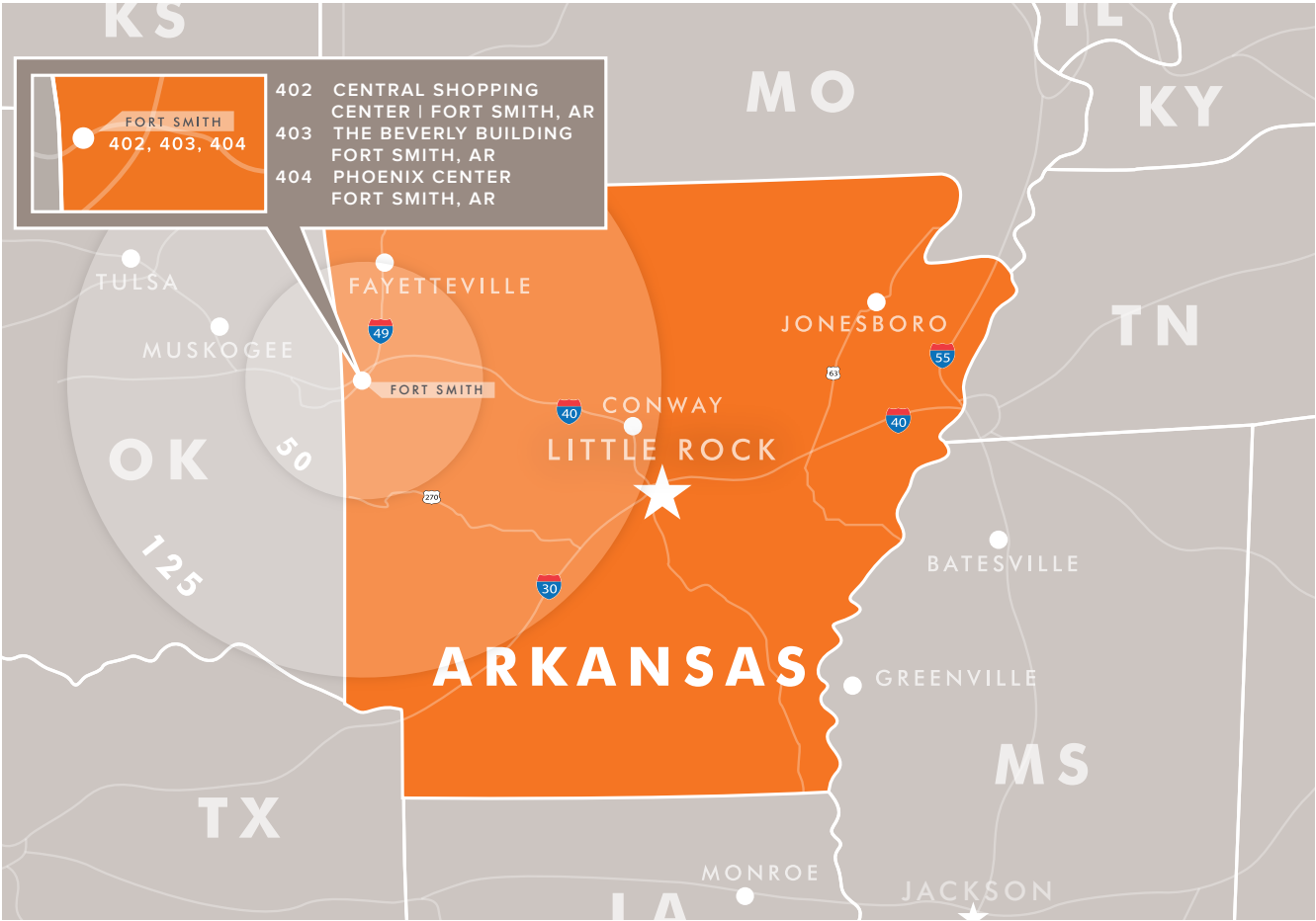
- Build-to-suit land available (1.66 acres)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	6,193	35,232	76,083
HOUSEHOLDS	2,701	15,673	32,060
AVERAGE HH INCOME	\$41,631	\$57,336	\$58,909
BUSINESSES	465	2,322	4,923

MAJOR TENANTS

Hardee's
Warehouse 64



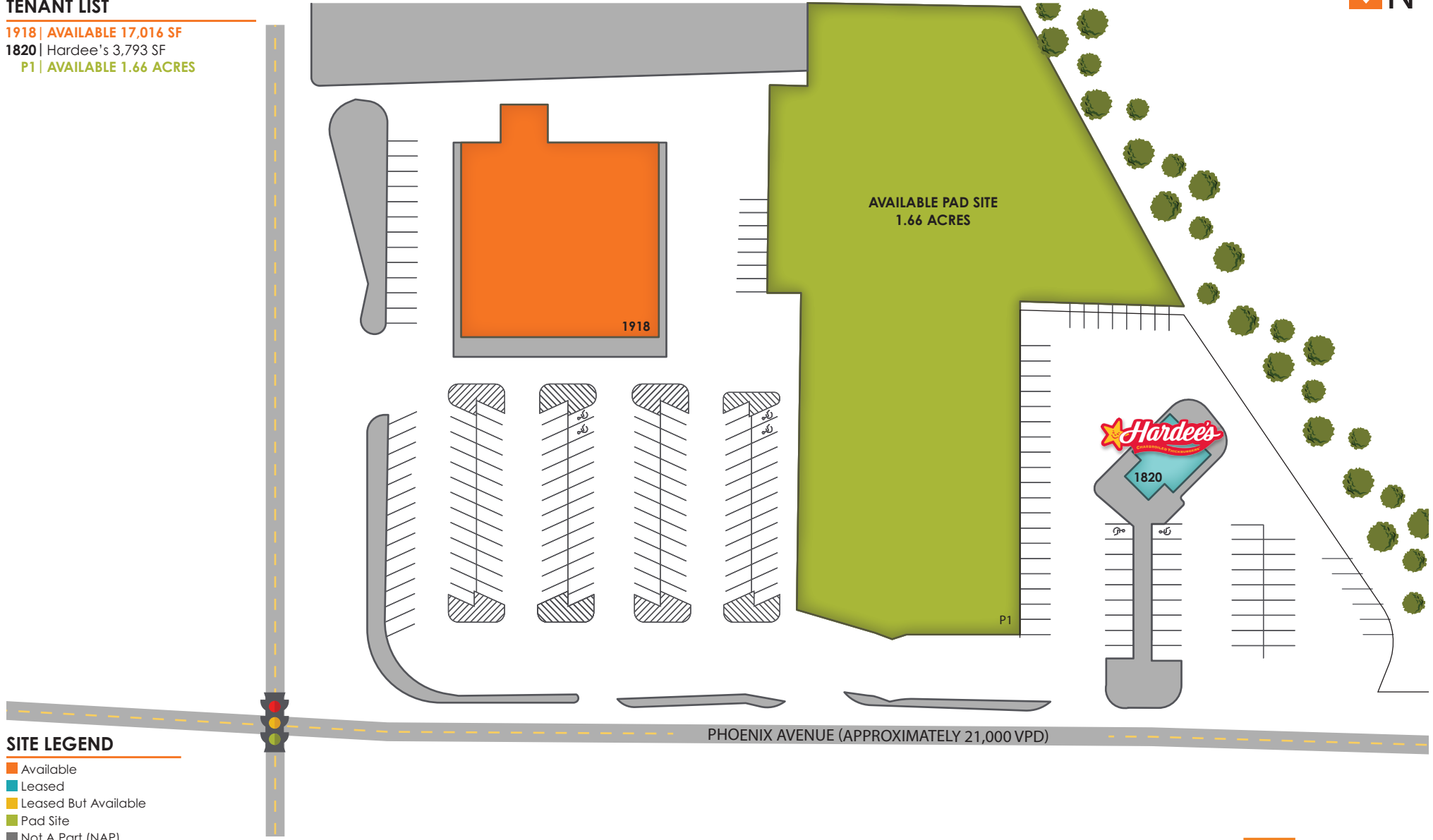
404 | Phoenix center

1820 Phoenix Avenue
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TENANT LIST

- 1918 | AVAILABLE 17,016 SF
- 1820 | Hardee's 3,793 SF
- P1 | AVAILABLE 1.66 ACRES



SITE LEGEND

- Available
- Leased
- Leased But Available
- Pad Site
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

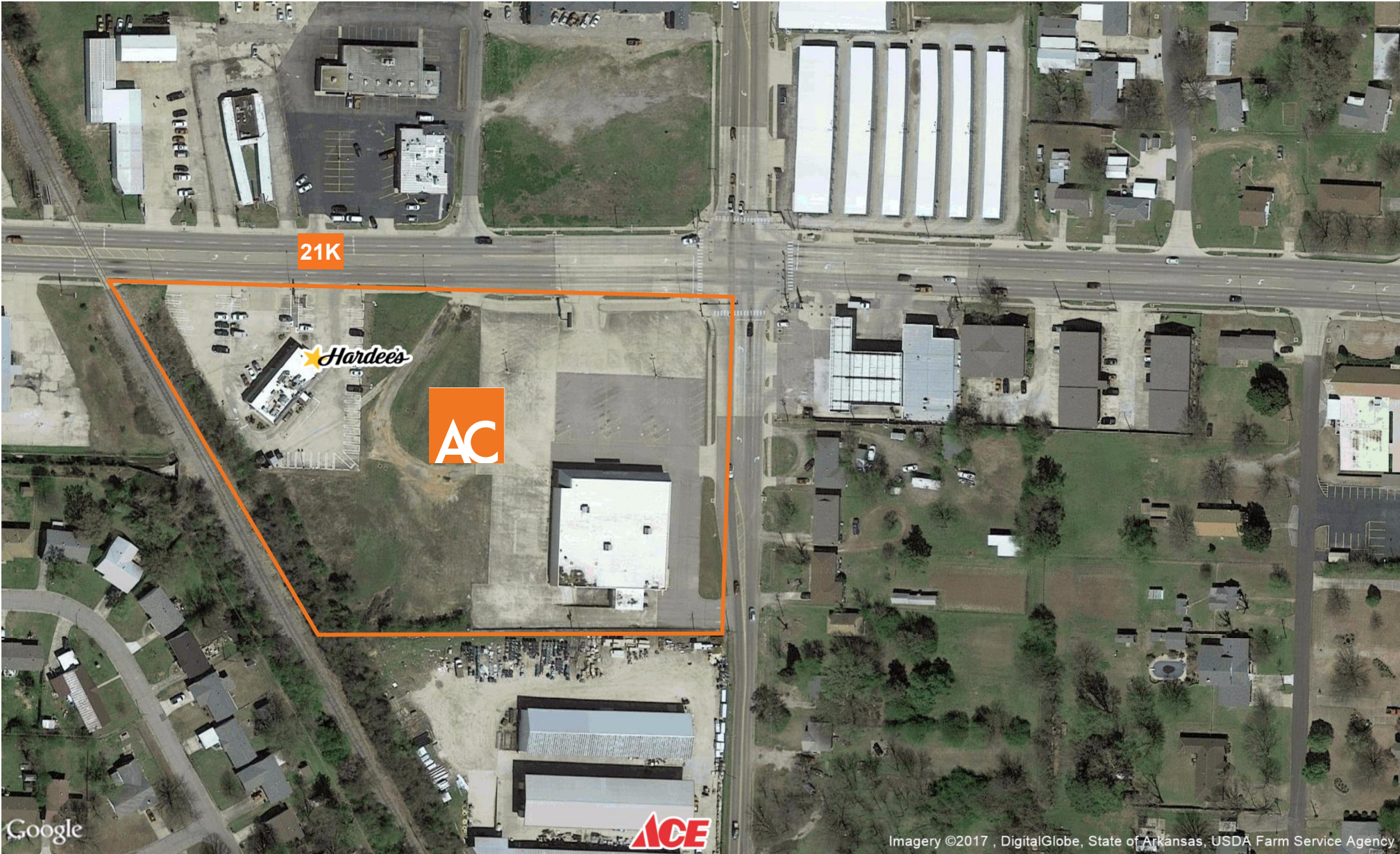
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Google

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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty