



±1.2 AC FORT SMITH, AR

5101 Phoenix Ave., Fort Smith, AR 72903

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	54,136
STREET	I-540
COUNT 2	23,759
STREET 2	Phoenix Ave.

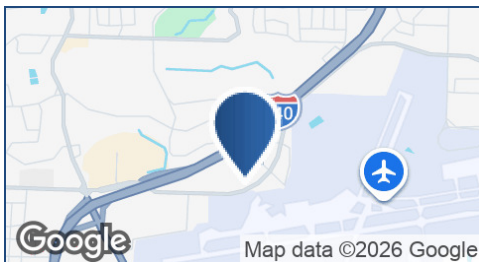
DEMOGRAPHICS - 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	40,188	90,090	104,650
Average HH Income	\$91,937	\$92,083	\$92,799
Estimated Households	18,229	38,339	43,735

PROPERTY HIGHLIGHTS

- Vacant, level outparcel directly in front of The Home Depot
- ±1.2 acres available for ground lease
- Located with visibility off Interstate 540 between Exit 9 and Exit 10
- Major nearby retailers include: The Home Depot, Academy Sports + Outdoors, Target, BAM!, Dick's Sporting Goods, Old Navy, Kirkland's, Michaels, Petco, and Best Buy
- Area restaurants include: JJ's Grill, Starbucks, LongHorn Steakhouse, Cheddar's Scratch Kitchen, Pizza Hut, McDonald's, Walk-On's Sports Bistreaux, Newk's Eatery, and Tacos 4 Life

* Figures shown represent estimates



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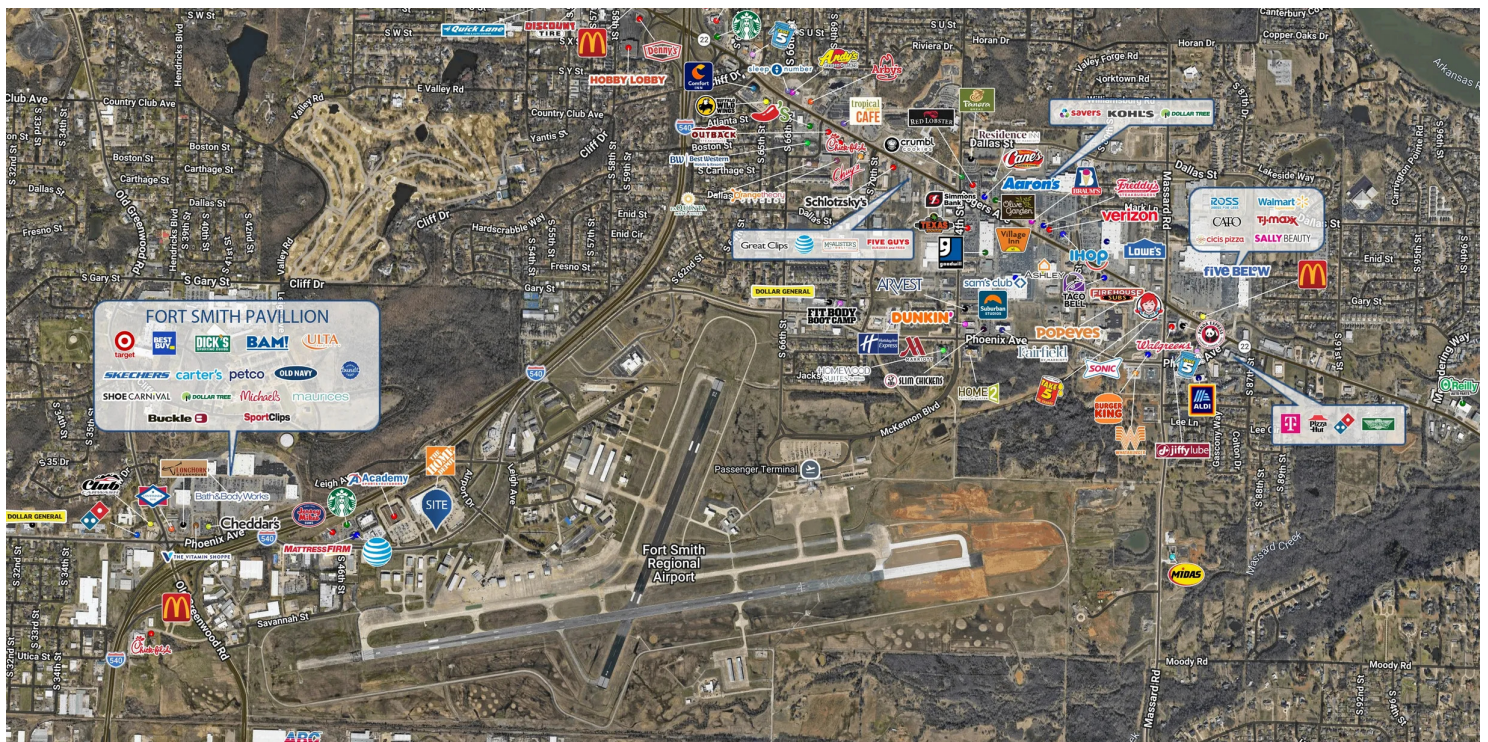
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Location Maps



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