



±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.

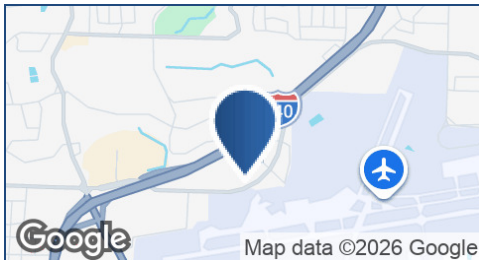
DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	39,889	89,290	104,656
Average HH Income	\$90,699	\$88,967	\$89,032
Estimated Households	17,928	37,591	43,173

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



Oates Commercial Properties

KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

CHARLIE OATES
901.763.2050
co@oatescommercial.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

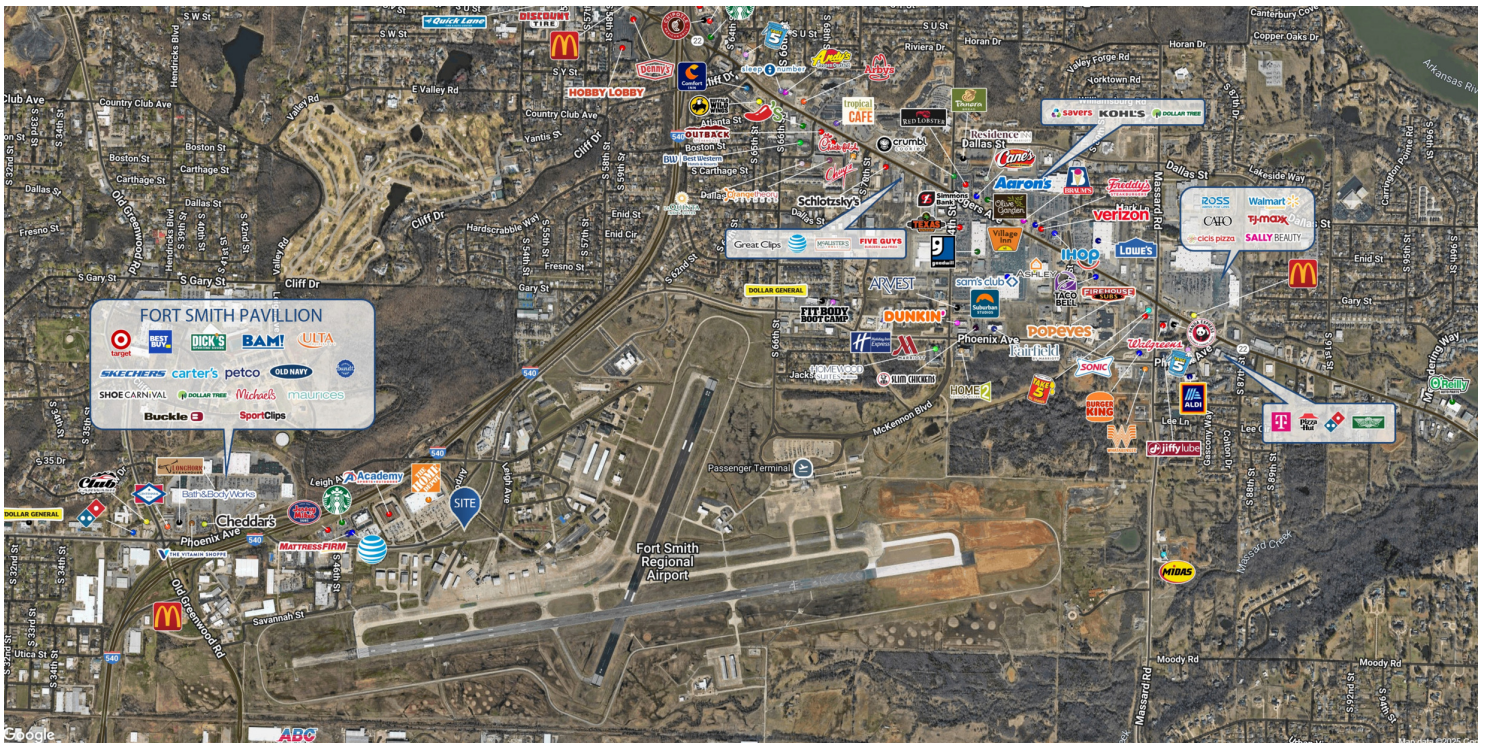
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



±1.2 AC FORT SMITH, AR

5101 Phoenix Ave., Fort Smith, AR 72903

Location Maps



Oates Commercial Properties

KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

CHARLIE OATES
901.763.2050
co@oatescommercial.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.