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# WAREHOUSE FOR SALE OR LEASE

## 200 S 7<sup>th</sup> Street, Fort Smith, AR



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale or Lease
<b>Price</b>	\$1,250,000
<b>Lease Rate &amp; Type</b>	\$4.00/SF NNN
<b>Address</b>	200 S 7 <sup>th</sup> Street
<b>City/State</b>	Fort Smith, AR 72901
<b>Property Type</b>	Warehouse
<b>Building Size</b>	±27,395
<b>Lot Size</b>	±1.05 Acres
<b>Zoning</b>	C2 (General Commercial District)
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ Garrison Ave– 26,000 VPD</li> <li>○ Wheeler Ave – 13,000 VPD</li> <li>○ Towson Ave – 18,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Space can be subdivided (subject to rate change if subdivided)
- Large open warehouse space with 19' clear height and 13' to rafters
- Eight (8) 14' grade level doors and one (1) 12' grade level door
- Yard space available
- Office space available
- Located just off Wheeler Avenue (13,000 VPD) near downtown Fort Smith









## Fort Smith, AR



Fort Smith is the third-largest city in Arkansas, and it is situated along the Arkansas River across from the Oklahoma state border. It is the manufacturing hub of Arkansas and was recently selected by the U.S. Department of Air Force to be the new home of the Foreign Military Sales Pilot Training Center. The new training center is projected to have an annual economic impact of \$800 million to \$1 billion.

The region has a long history of hard-working individuals across industries such as agriculture, construction, manufacturing, distribution, food processing, electronics, healthcare, and more. In addition to its qualified workforce, Fort Smith's cost of living averages 14% below the national average.

Fort Smith's unique origin as a western frontier military post in 1817 serves as the basis of its growing recreation and tourism industry. Downtown Fort Smith, specifically, has experienced rapid revitalization in recent years with the introduction of many new buildings and projects. Notably, "The Unexpected" is a public art initiative aimed at bringing urban and contemporary art to Arkansas. The initiative culminates in an annual week-long evening in downtown Fort Smith.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	39,389	67,830	146,045
<b>Households</b>	15,847	27,151	58,328
<b>Average Age</b>	38.4	38.6	39.7
<b>Average Household Income</b>	\$58,936	\$66,647	\$80,284
<b>Businesses</b>	1,479	2,644	4,543

*\*Demographic details based on property location*

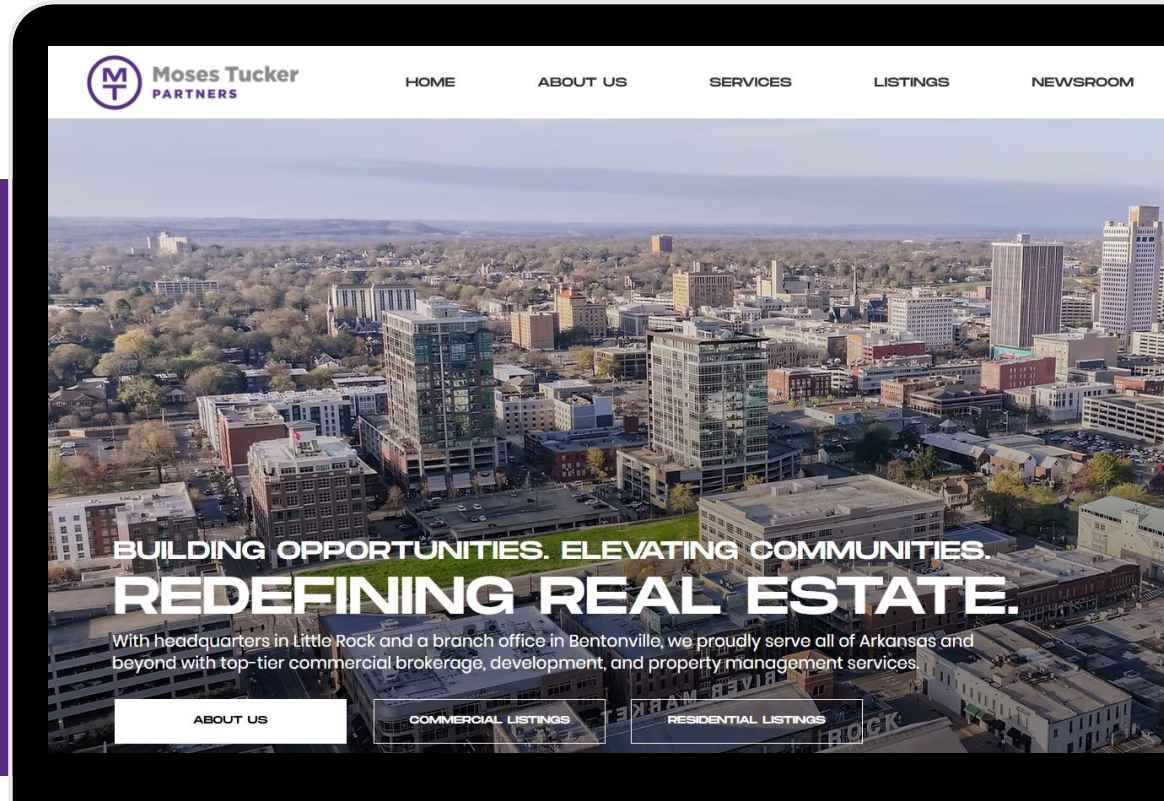
# CONNECT

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