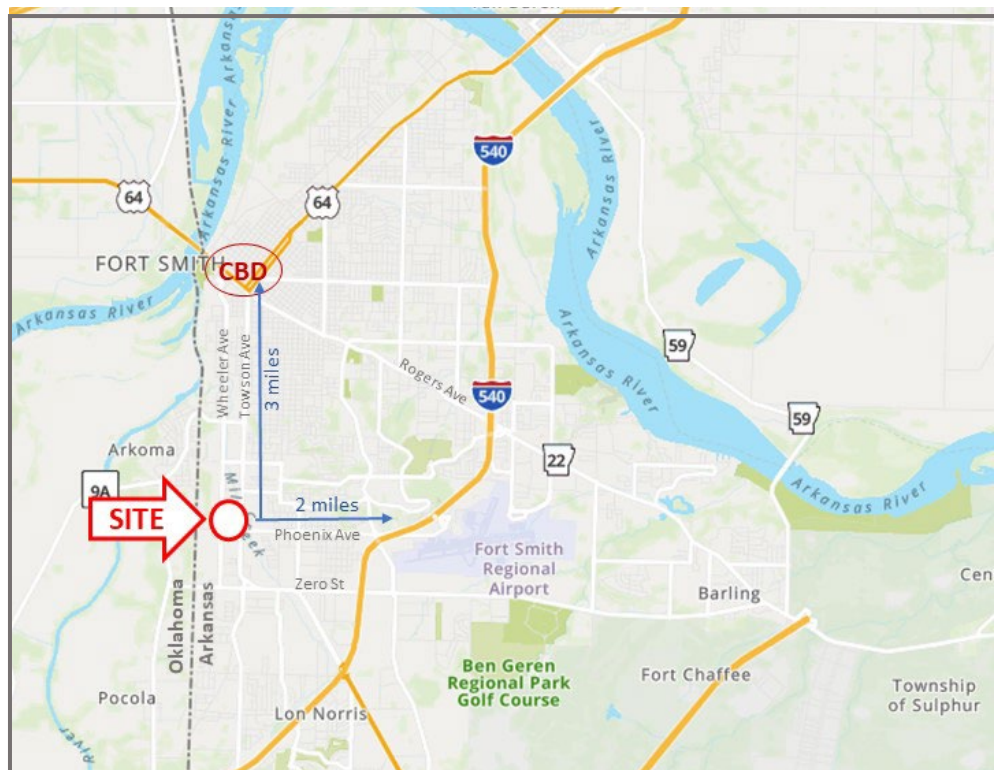


# RETAIL & OFFICE SPACE FOR LEASE

## VARIOUS SIZES 637 SF to 8,755 SF

**Phoenix Center** | 4600 Towson Ave Fort Smith, Arkansas 72901



Presented Exclusively By: **Crest Realty Advisors**  
5507 Ranch Dr, Ste 201 | Little Rock, AR 72223

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PHOENIX CENTER





# STRIP CENTER PHOTOS

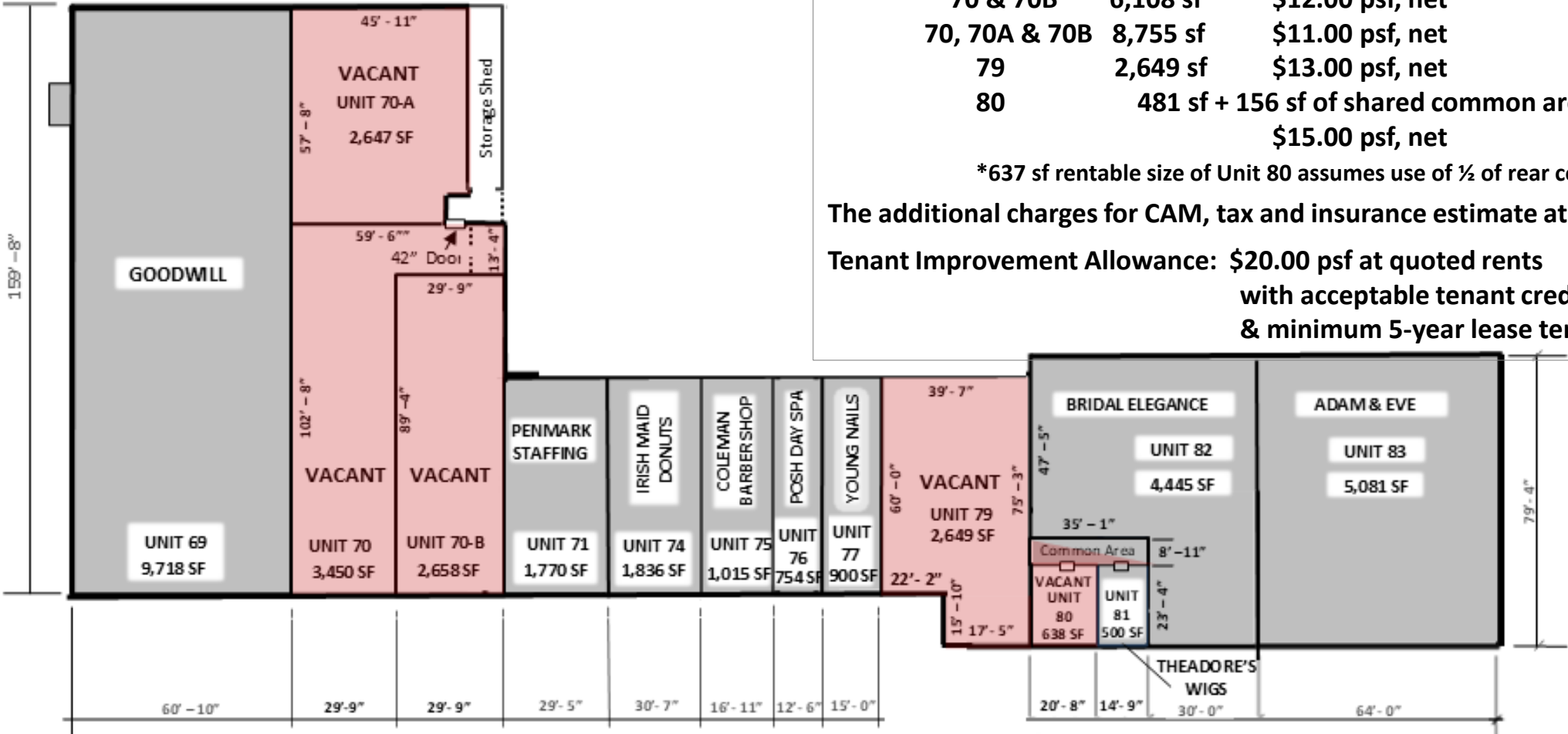




# SUMMARY OF AVAILABLE SPACES IN STRIP CENTER

**NOTE:**

Dimensions and unit sizes are approximate and will be verified during space planning.



Building Size: 38,061 sf  
Anchor Tenant: Goodwill Industries  
Parking: Abundant - see site plan

**Spaces Available and Rents:**

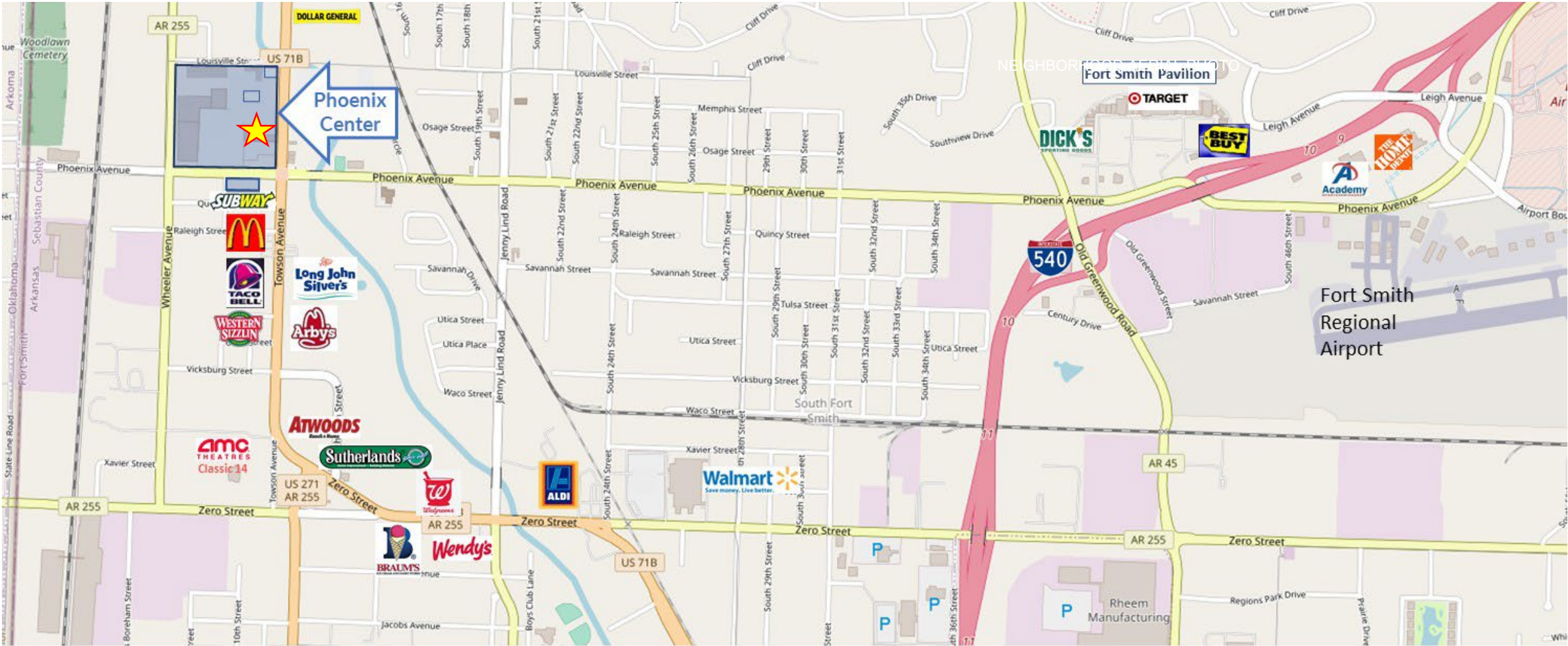
Suite #	Size	Rent psf
70	3,450 sf	\$13.00 psf, net
70A	2,647 sf	\$10.00 psf, net
70B	2,658 sf	\$13.00 psf, net
70 & 70B	6,108 sf	\$12.00 psf, net
70, 70A & 70B	8,755 sf	\$11.00 psf, net
79	2,649 sf	\$13.00 psf, net
80	481 sf + 156 sf of shared common area *	\$15.00 psf, net

\*637 sf rentable size of Unit 80 assumes use of ½ of rear common area, or 156 sf)

The additional charges for CAM, tax and insurance estimate at \$2.25 psf

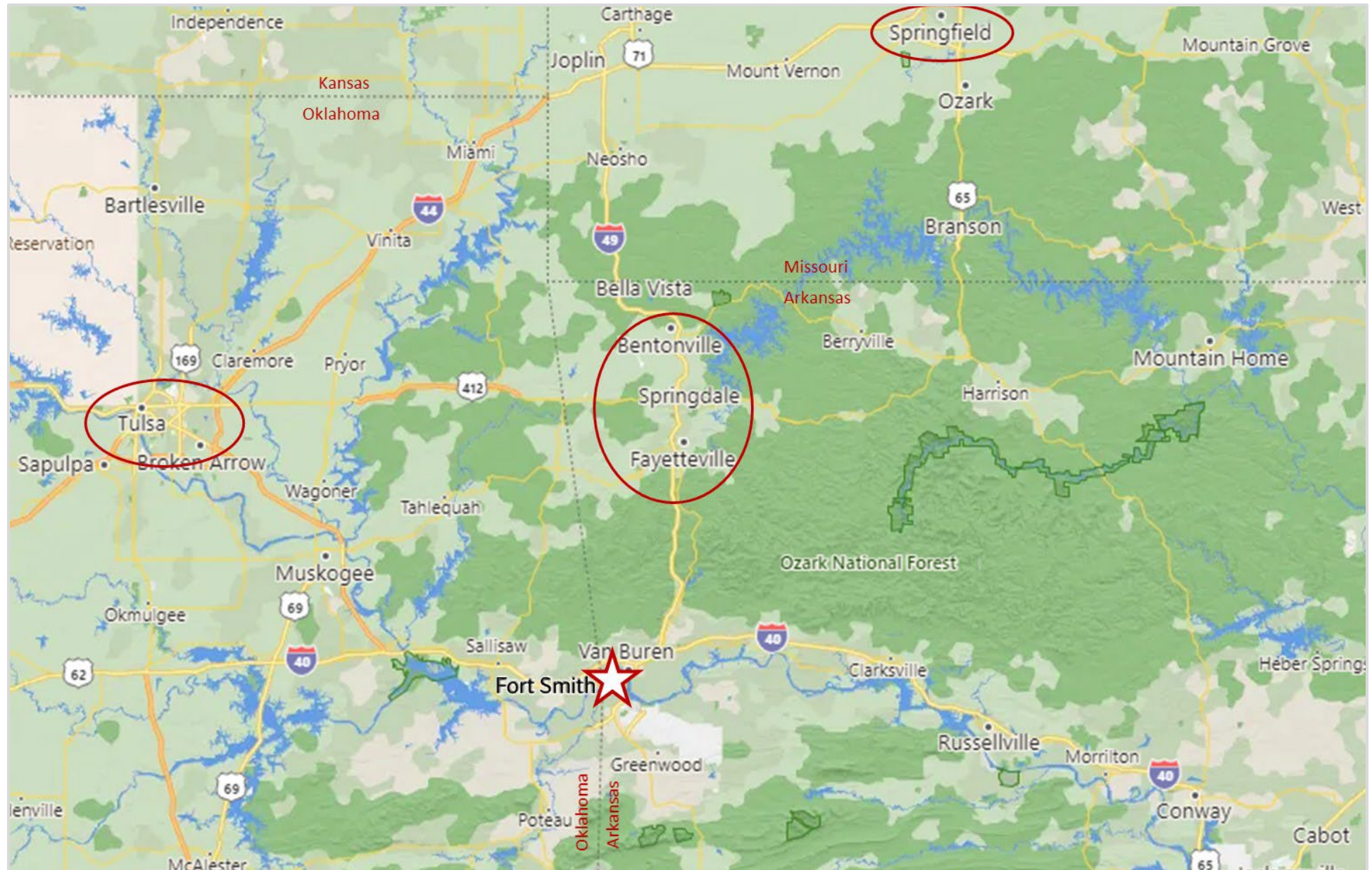
Tenant Improvement Allowance: \$20.00 psf at quoted rents  
with acceptable tenant credit  
& minimum 5-year lease term

# AREA LOCATION MAP





## REGIONAL LOCATION MAP





# MARKET OVERVIEW

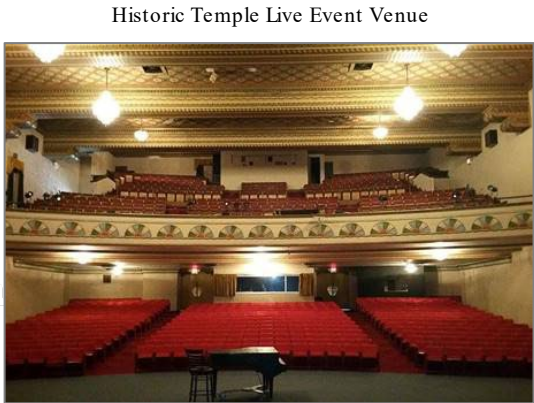


Fort Smith is the second-largest city in Arkansas and one of the two county seats of Sebastian County. With an estimated population of 87,743 in 2019, it is the principal city of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area, a region of 249,777 (2019) residents which encompasses the Arkansas counties of Crawford, Franklin, and Sebastian, and the Oklahoma counties Le Flore and Sequoyah. The approximate population in a 50-mile radius of Fort Smith is 490,000.

Fort Smith is the location of several large manufacturing facilities, two regional hospitals (Baptist Regional Medical Center and Mercy Hospital Center), and the University of Arkansas at Fort Smith. The major industries in and around the Fort Smith area are manufacturing, trucking and food processing. Companies such as Baldor Electric, Hiram Walker, Planters Peanuts have large manufacturing facilities in the area.

Fort Smith lies on the Arkansas-Oklahoma state border, situated at the junction of the Arkansas and Poteau Rivers, also known as Belle Point.

The city began as a western frontier military post in 1817 and would later become well known for its role in the settling of the “Wild West” and its law enforcement heritage.



## FORT SMITH MSA

### POPULATION (2019)

249,774

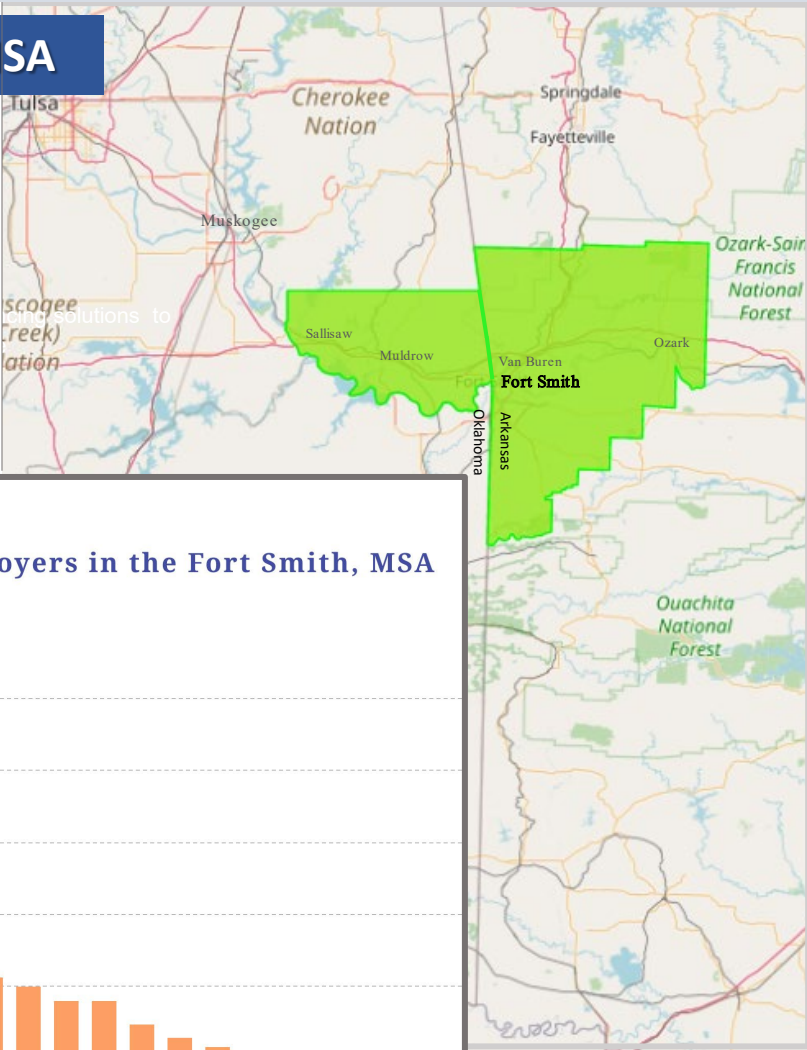
### MEDIAN HOUSEHOLD

### INCOME (2019)

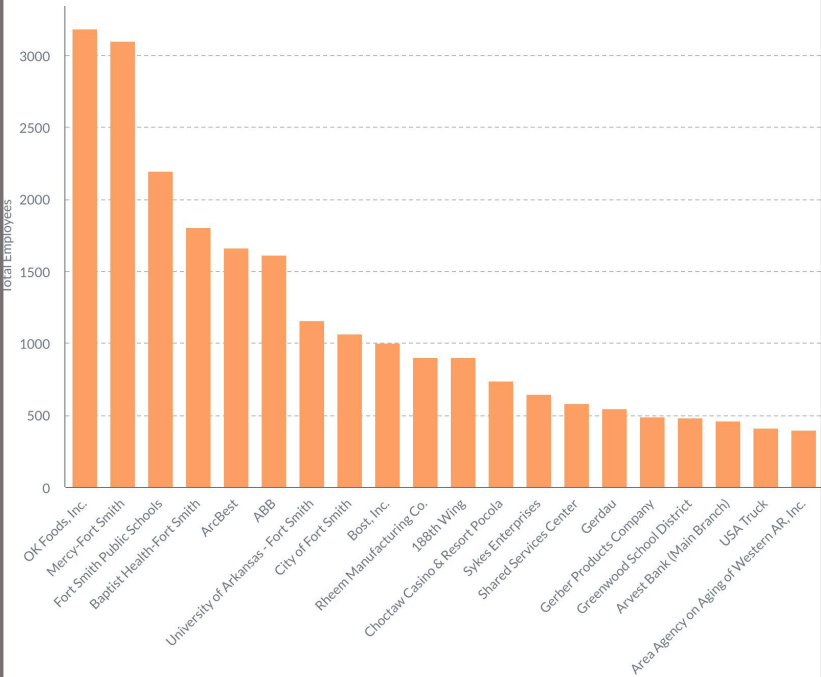
\$44,750

### 2019 MEDIAN AGE

38.7



### Largest Employers in the Fort Smith, MSA



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