



A 32-UNIT MIXED-USE  
INVESTMENT OPPORTUNITY IN  
FORT SMITH, ARKANSAS



**CBRE**



# The Offering

CBRE is pleased to offer for sale The Hub at Providence, a 32 unit mixed use community with over 14,000 SF of premier retail located in the rapidly growing area of Chaffee Crossing in Fort Smith, Arkansas.

The Hub at Providence is a premier lifestyle community that showcases the innovation and opportunity that exists in Chaffee Crossing. With 32 luxury apartment units, 4,500 SF of restaurant space and almost 10,000 SF of commercial space, The Hub at Providence creates a unique community space that is the epicenter of Chaffee Crossing's growth.

## Offering Summary

ADDRESS	9301 R.A. Young Jr. Drive   Fort Smith, AR 72916
SALE PRICE	\$8,500,000
LOAN ASSUMPTION OR FREE & CLEAR	Free & Clear
YEAR BUILT	2020
TOTAL UNITS	32
NET RENTABLE AREA	23,311 SF
AVERAGE UNIT SIZE	728 SF
AVERAGE RENT PER UNIT	\$1,016
AVERAGE RENT PER SF	\$1.40
OCCUPANCY	100%
TOTAL RETAIL UNITS	7
TOTAL RETAIL SF	14,413 SF
RETAIL OCCUPANCY	86%





## CURRENT RETAIL TENANTS



**EDWARD JONES**  
1,400 SF



**SALON SAVVY**  
2,050 SF



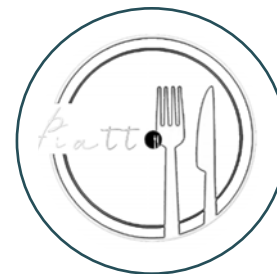
**THE SUDAR GROUP**  
2,188 SF



**ERC OFFICE**  
2,195 SF



**B&B LIQUOR**  
2,060 SF



**PIATTO ITALIAN**  
2,500 SF

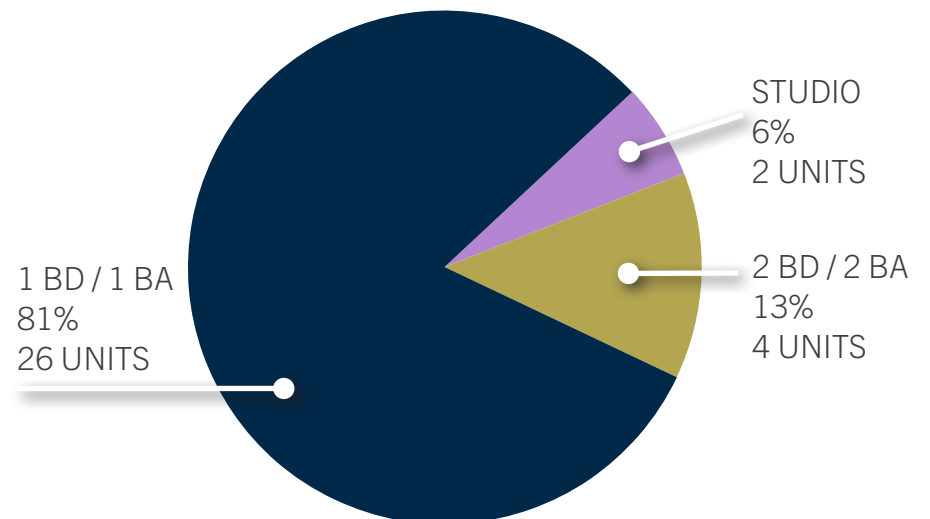
# Property Details

UNIT TYPE	UNIT COUNT	UNIT SQ. FT.	MARKET RENT	MARKET RENT PSF
Studio	2	530	\$975	\$1.84
1 BD / 1 BA	26	694	\$995	\$1.43
2 BD / 2 BA	4	1,050	\$1,175	\$1.12
<b>Total/Avg</b>	<b>32</b>	<b>728</b>	<b>\$1,016</b>	<b>\$1.40</b>

**32 APARTMENT STYLE UNITS**  
**7 RETAIL SPACES**



## PERCENTAGE UNIT MIX





# Retail Unit Mix

SUITE	TENANT	UNIT SQ. FT.	MARKET RENT	MARKET RENT PSF
9101 #104	Salon Savvy	2,050	\$4,353	\$2.12
9103	Edward Jones	1,400	\$2,856	\$2.04
9111	SUDAR	2,188	\$4,592	\$2.10
9201	Dorrone	2,500	\$8,000	\$3.20
9301 #101	B&B Liquor	2,060	\$4,598	\$2.23
9301 #104	ERC Create	2,195	\$3,134	\$1.43
9101 #101	Vacant	2,020	\$4,500	\$2.23
<b>Total/Avg</b>			<b>\$4,576</b>	<b>\$2.19</b>



## CONTACT INFORMATION

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