



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

OFFICE SPACE FOR SUBLEASE

8101 McClure Dr, Fort Smith, AR



CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

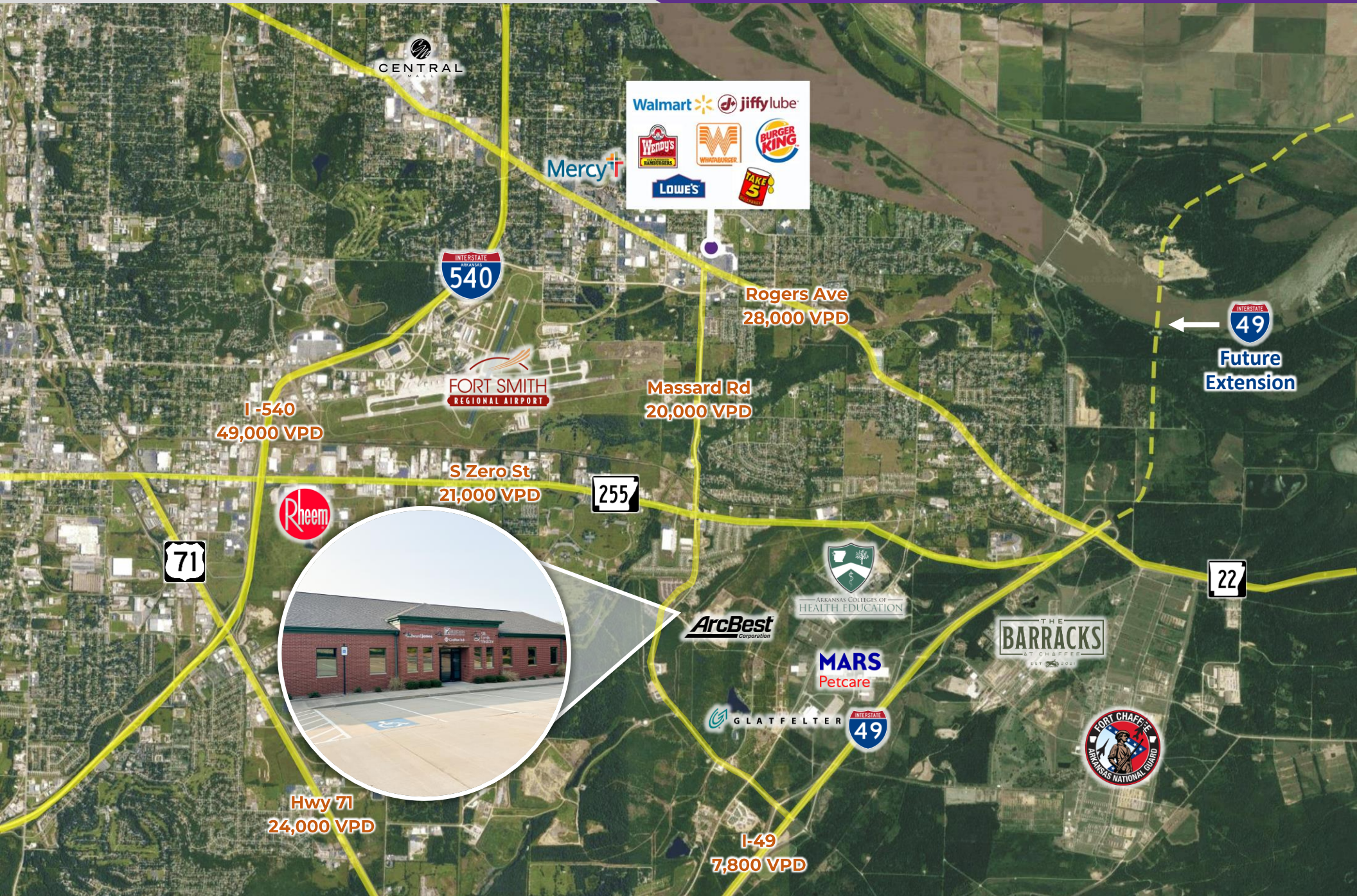
OVERVIEW

Offering	For Sublease
Lease Rate & Type	\$16.00/SF Modified Gross
Address	8101 McClure Drive, Suite 201
City/State	Fort Smith, AR 72916
Property Type	Office
Available Size	±1,694 SF

PROPERTY HIGHLIGHTS

- Recently built office complex located off Massard Rd (20,000 VPD) in the Chaffee Crossing community
- Turn-key office with a modern, open floor plan including kitchenette, private office and conference room
- Ample parking and easy access
- Surrounded by outdoor amenities such as walking/biking trails, the McClure Amphitheater, and Ben Geren park
- Neighboring businesses include medical, financial services, and logistics industries







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*

Population

3 MILES

5 MILES

10 MILES

19,315

58,172

139,711

Households

8,435

24,952

55,924

Average Age

40.6

41.1

39.6

Average Household Income

\$98,784

\$99,278

\$79,505

Businesses

784

2,237

4,454

**Demographic details based on property location*

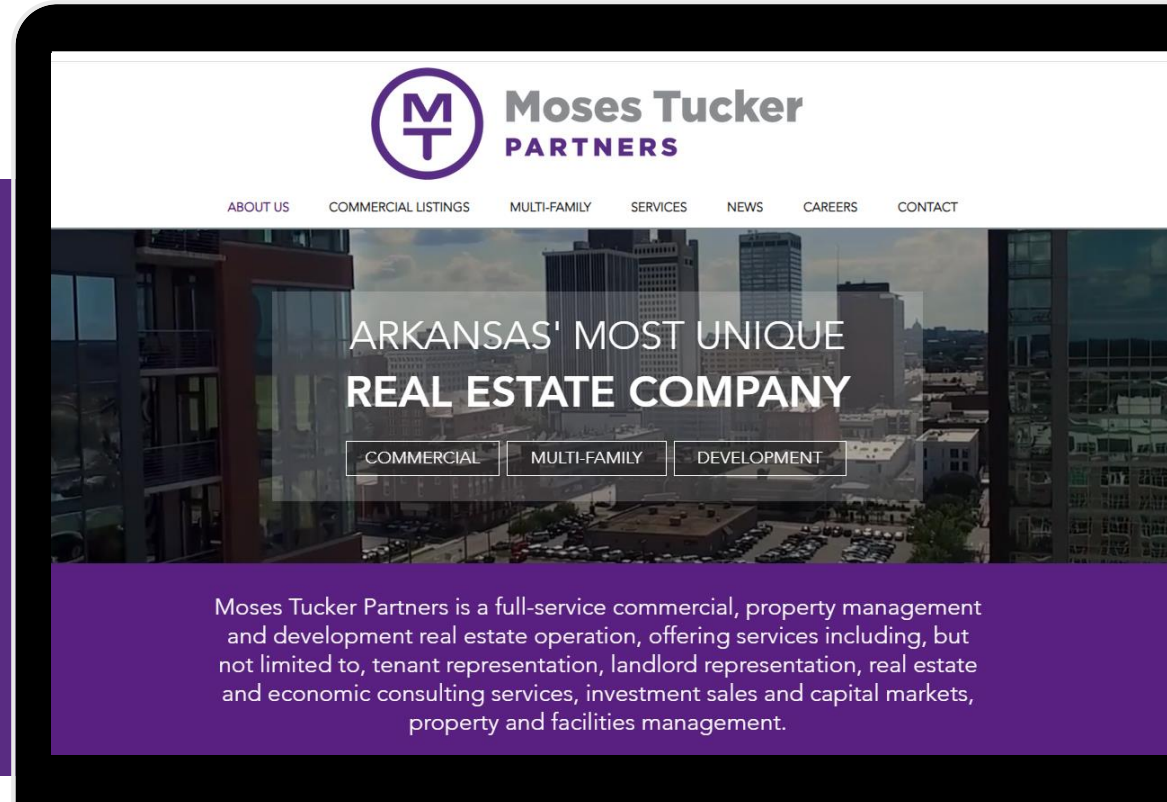
CONNECT

 (479) 271-6118

 www.mosestucker.com

 info@mosestucker.com

 **805 S Walton Blvd, Suite 123,
Bentonville, AR 72712**



Eric Nelson

Principal & Vice President of Brokerage

501.951.1802

enelson@mosestucker.com

DISCLAIMER

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