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RETAIL SPACE FOR LEASE

6205 Rogers Ave, Fort Smith, AR



CONTACT US TODAY

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Property Understanding

OVERVIEW

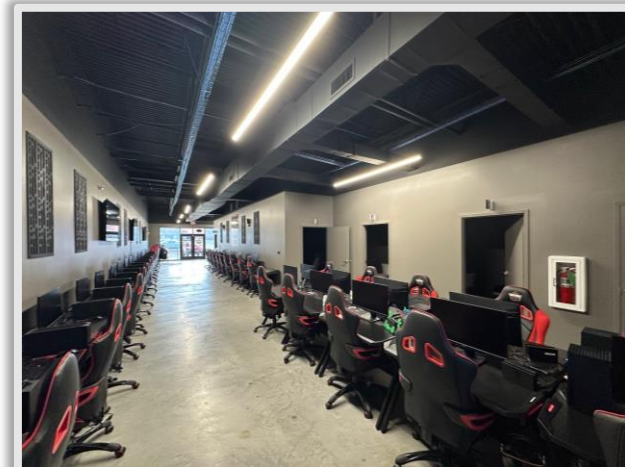
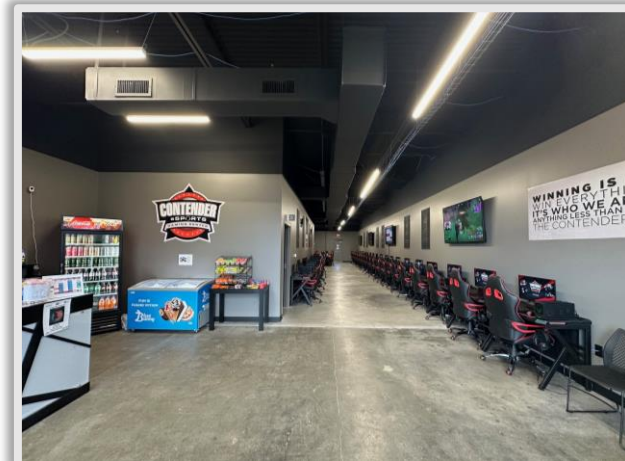
Offering	For Lease
Lease Rate & Type	\$27.50/SF NNN (Est. \$2.99/SF)
Address	6205 Rogers Avenue
City/State	Fort Smith, AR 72903
Property Type	Retail
Available Space	Suite 4 – ±2,039 SF
Building Size	±10,908 SF
Traffic Counts	<ul style="list-style-type: none"> ○ I-540 – 59,000 VPD ○ Rogers Ave – 45,000 VPD

PROPERTY HIGHLIGHTS

- This space is being leased "As-Is"
- Strong national co-tenancy: Chipotle, Cold Stone Creamery, Kay Jewelers, and Houndstooth Clothing
- Excellent visibility from I-540 (59,000 VPD)
- Ample parking on-site
- One of the most prominent and easily accessible retail locations in Fort Smith
- Bass Pro Shops just announced a new location on the adjacent property
[Click Here](#) for more information







AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	NNN (Estimated)
Suite 4	±2,039 SF	NNN	\$27.50/SF	\$2.99/SF

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
Population	43,745	88,998	143,604
Households	18,580	36,361	57,441
Average Age	40.2	39.0	39.6
Average Household Income	\$81,608	\$70,978	\$79,664
Businesses	1,702	3,334	4,565

**Demographic details based on property location*

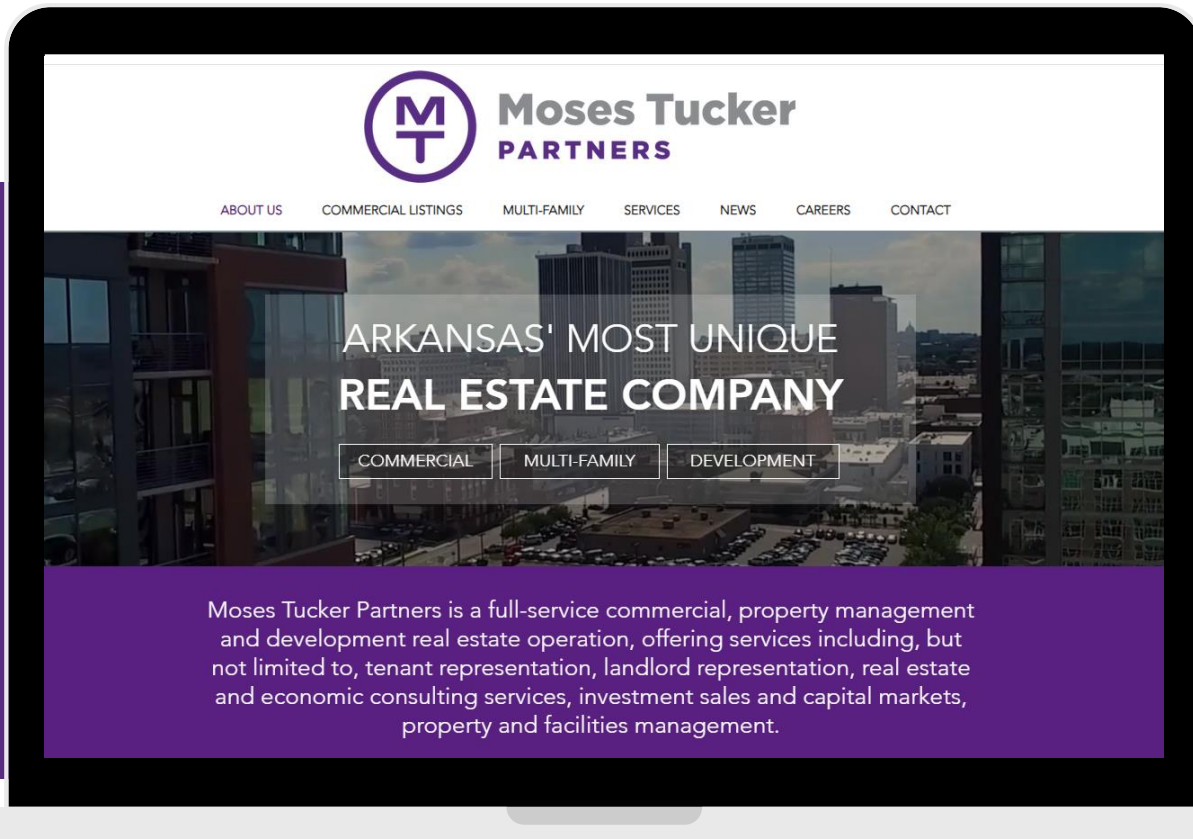
CONNECT

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