

# RETAIL SPACE FOR LEASE

## 6205 Rogers Ave, Fort Smith, AR



# Property Understanding

## OVERVIEW

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

## PROPERTY HIGHLIGHTS

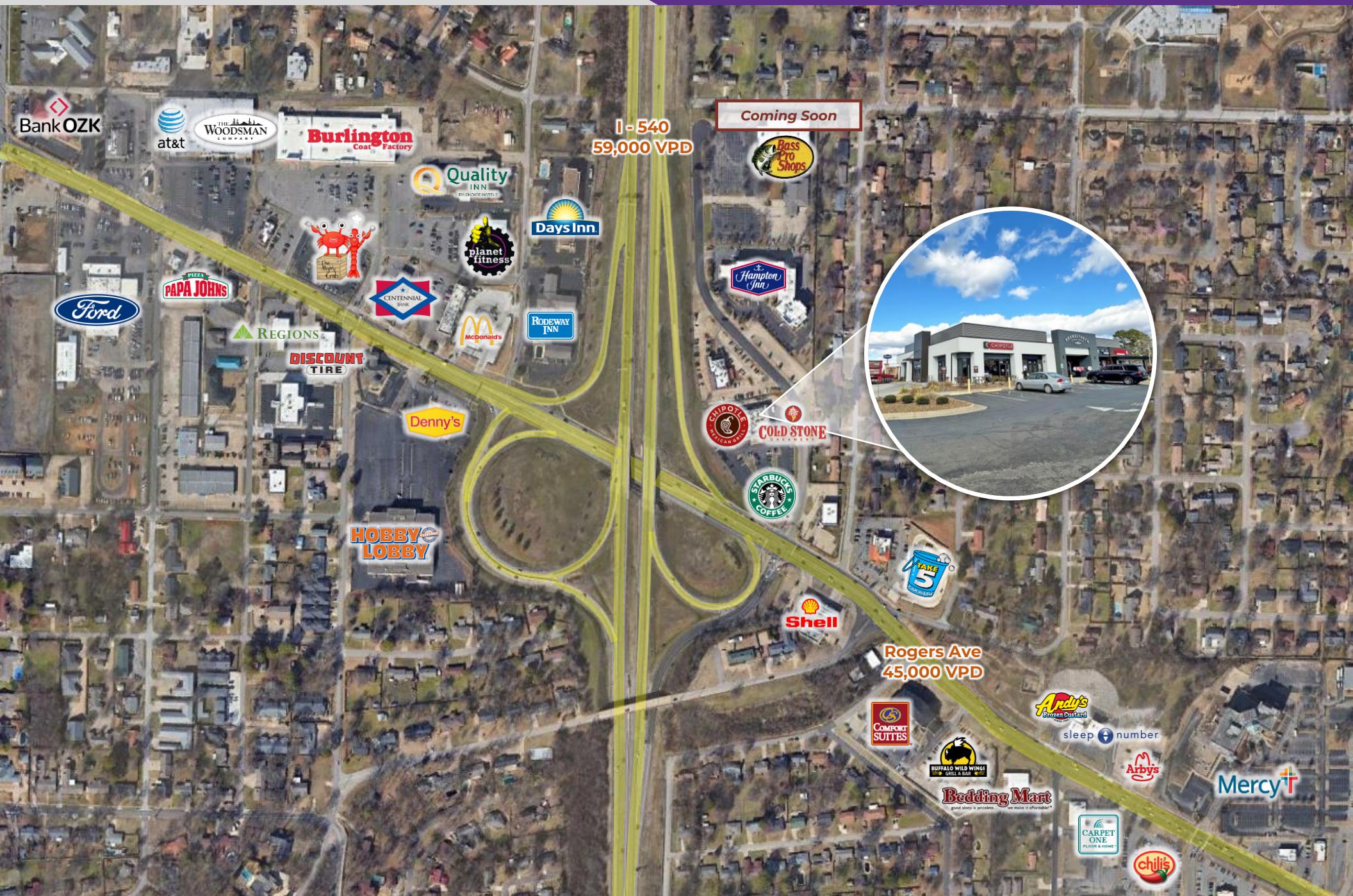
- This space is being leased "As-Is"
- Strong national co-tenancy: Chipotle, Cold Stone Creamery, Kay Jewelers, and Houndstooth Clothing
- Excellent visibility from I-540 (59,000 VPD)
- Ample parking on-site
- One of the most prominent and easily accessible retail locations in Fort Smith
- Bass Pro Shops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





# Moses Tucker PARTNERS

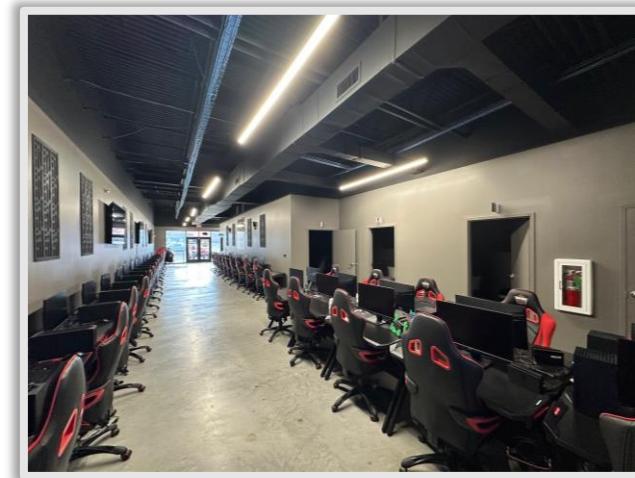
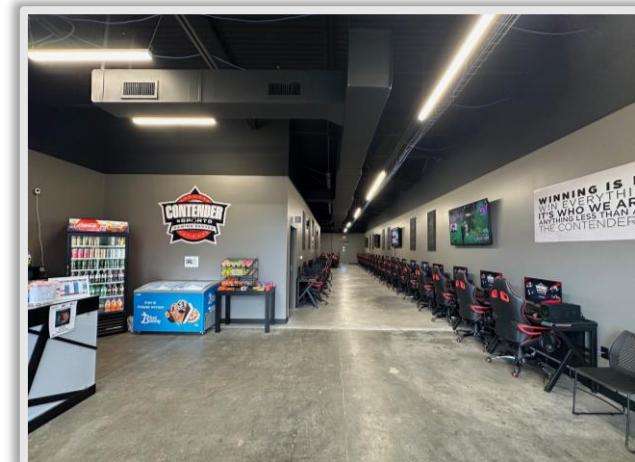
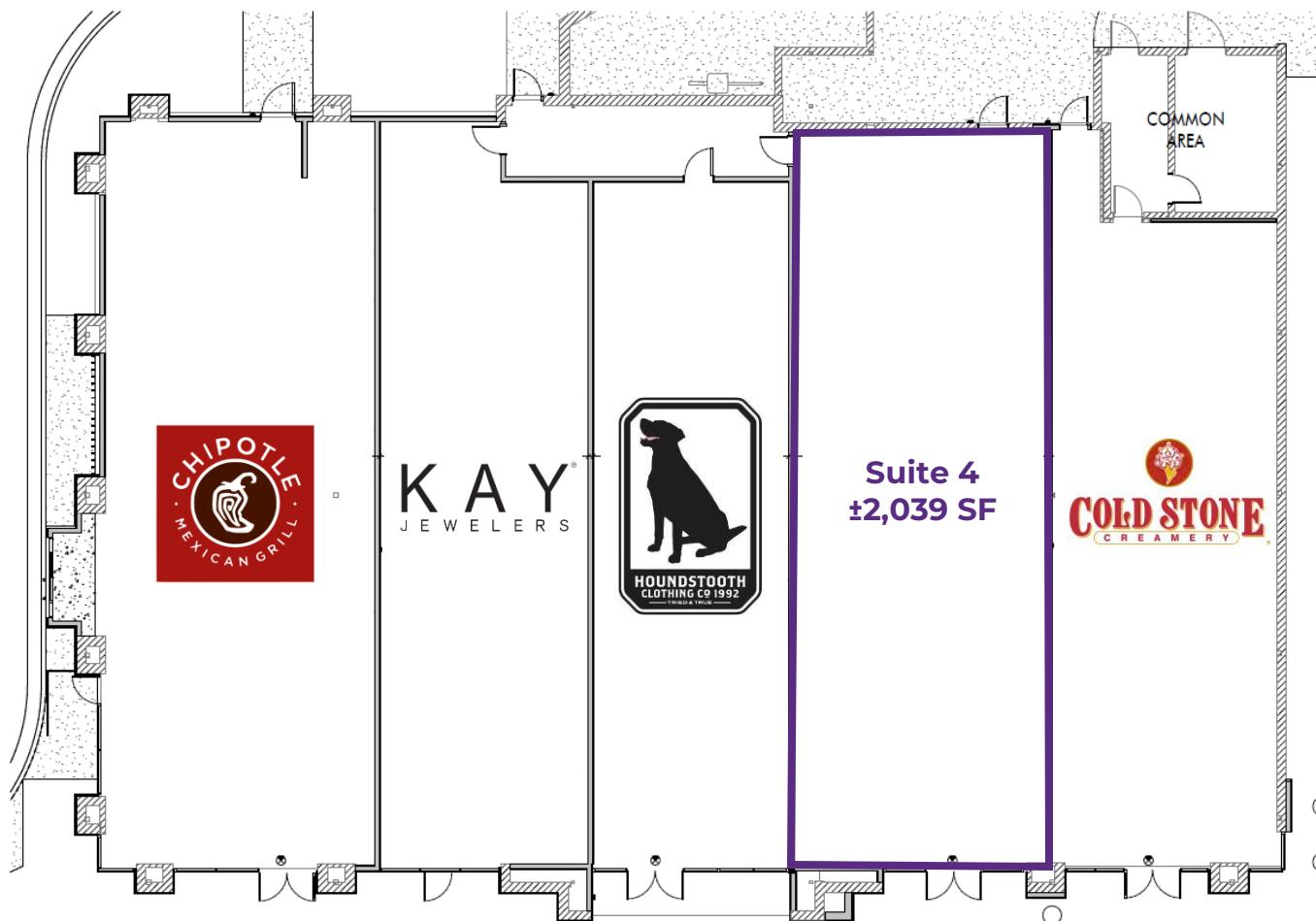
# MARKET MAP



 6205 Rogers Ave, Fort Smith, AR

479.271.6118

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

## Fort Smith, AR



### DEMOGRAPHICS\*

#### Population

#### Households

#### Average Age

#### Average Household Income

#### Businesses



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.

#### 3 MILES

43,745

#### 5 MILES

88,998

#### 10 MILES

143,604

18,580

36,361

57,441

40.2

39.0

39.6

\$81,608

\$70,978

\$79,664

1,702

3,334

4,565

\*Demographic details based on property location



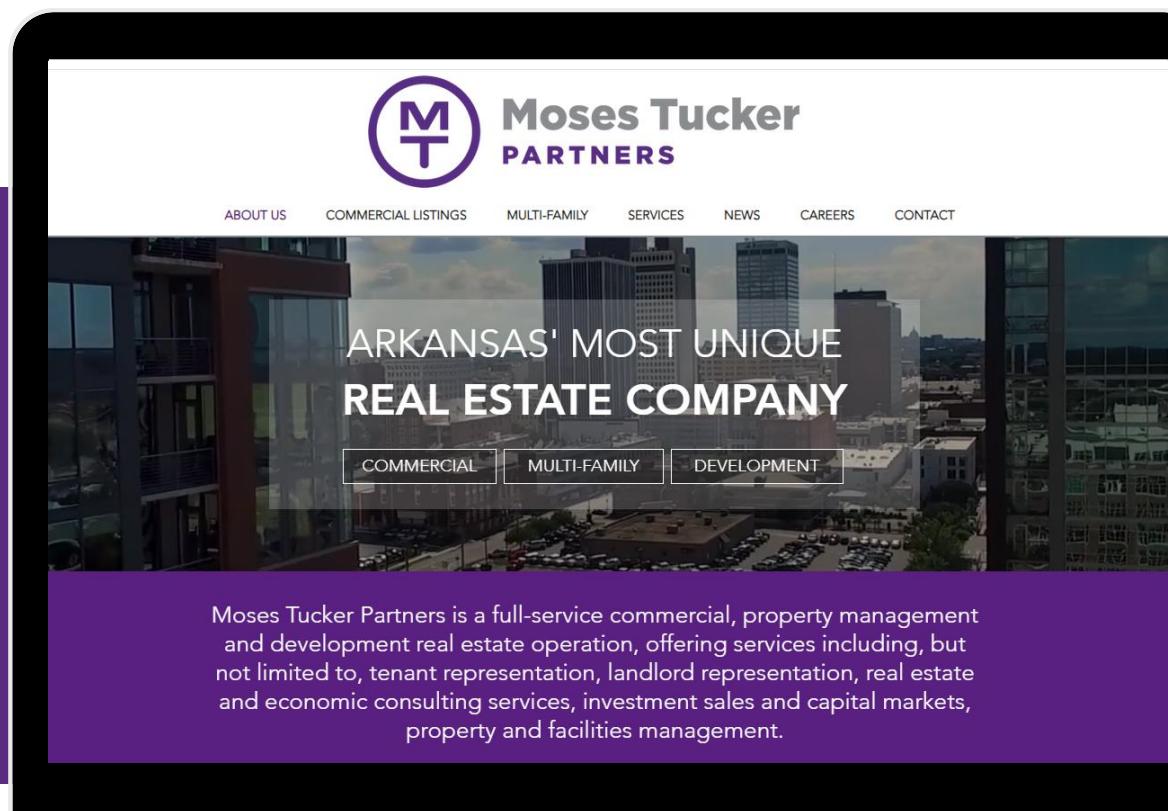
# CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. The main banner image is a cityscape with the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" overlaid. Below the banner are buttons for Commercial, Multi-Family, and Development. A purple text box at the bottom of the screen contains a detailed description of the company's services.

Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management.

### Eric Nelson

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