

# OUTPARCEL GROUND LEASE

+/- 1.2 acre outparcel  
Fort Smith, AR 72903



- Vacant, level outparcel directly in front of Home Depot
- +/- 1.2 acres now available
- 42,000 cars per day at Interstate, 16,000 cars per day on Phoenix Avenue
- Located with visibility off Interstate 540 between Exit 9 and Exit 10
- Academy Sports, large high-end retail space, and JJ's Grill in close proximity. Directly in front of Home Depot. Fort Smith Pavilion Shopping Center anchored by Target nearby
- Ground lease price is \$5,000 per month or \$60,000 per year



**SEITER & WRIGHT**  
COMMERCIAL PROPERTIES  
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

"Commercial Real Estate Sales, Leasing, Property Management, and Development"



**Jackson Mendenhall, CCIM**

Associate Broker

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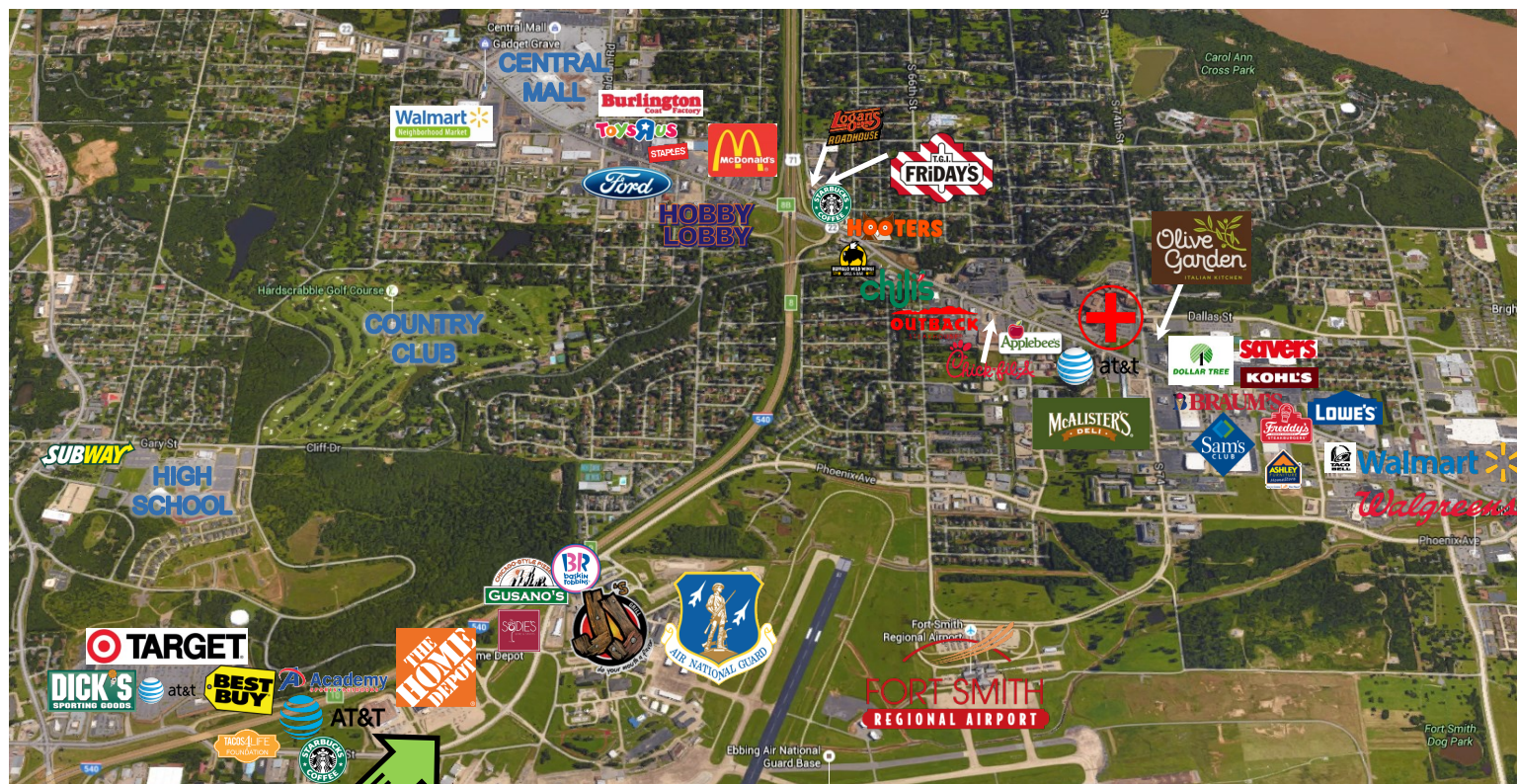


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TRADE AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Household Income: Average	\$61,630	\$52,735	\$52,429
2017 Consumer Spending	31,710	370,661	731,572
2017 Total Population	3,285	43,246	88,481
2017 Households	1,382	18,478	35,805

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