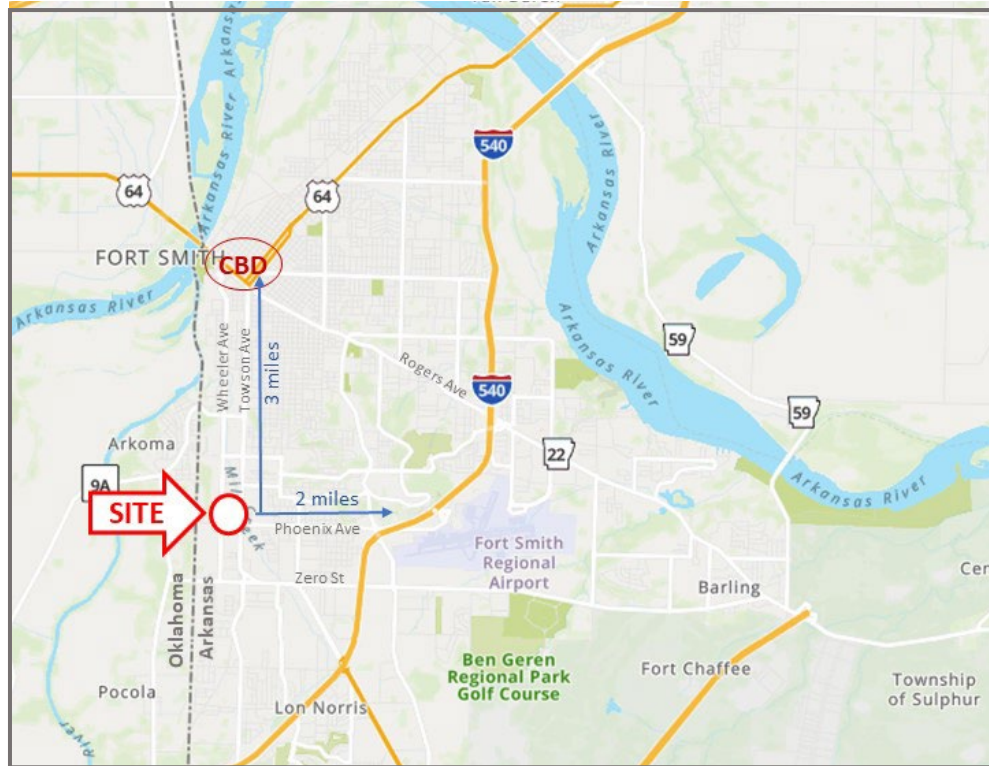


RETAIL & OFFICE SPACE

FOR LEASE

VARIOUS SIZES 638 SF to 8,755 SF

Phoenix Center | 4600 Towson Ave Fort Smith, Arkansas 72901



Presented Exclusively By:

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PHOENIX CENTER



Wheeler Ave **14000 ADT**
HMA SHARD SERVICES CENTER

Flex Space

HMA

Professional Bldg

sitel group

Louisville St

Flex Bldg

OTK FOODS

1,400 sf Bldg

NAP

Lot 3

9

Strip Center

Lot 6

Lot 5

Lot 2

Phoenix Ave

9300 ADT

19,000 VPD

Towson Ave

Career Academy of Hair Design

CAREER ACADEMY of HAIR DESIGN

Mercy

Mercy Health Acute Care Clinic Under Const.

STRIP CENTER PHOTOS



SUMMARY OF AVAILABLE SPACES IN STRIP CENTER

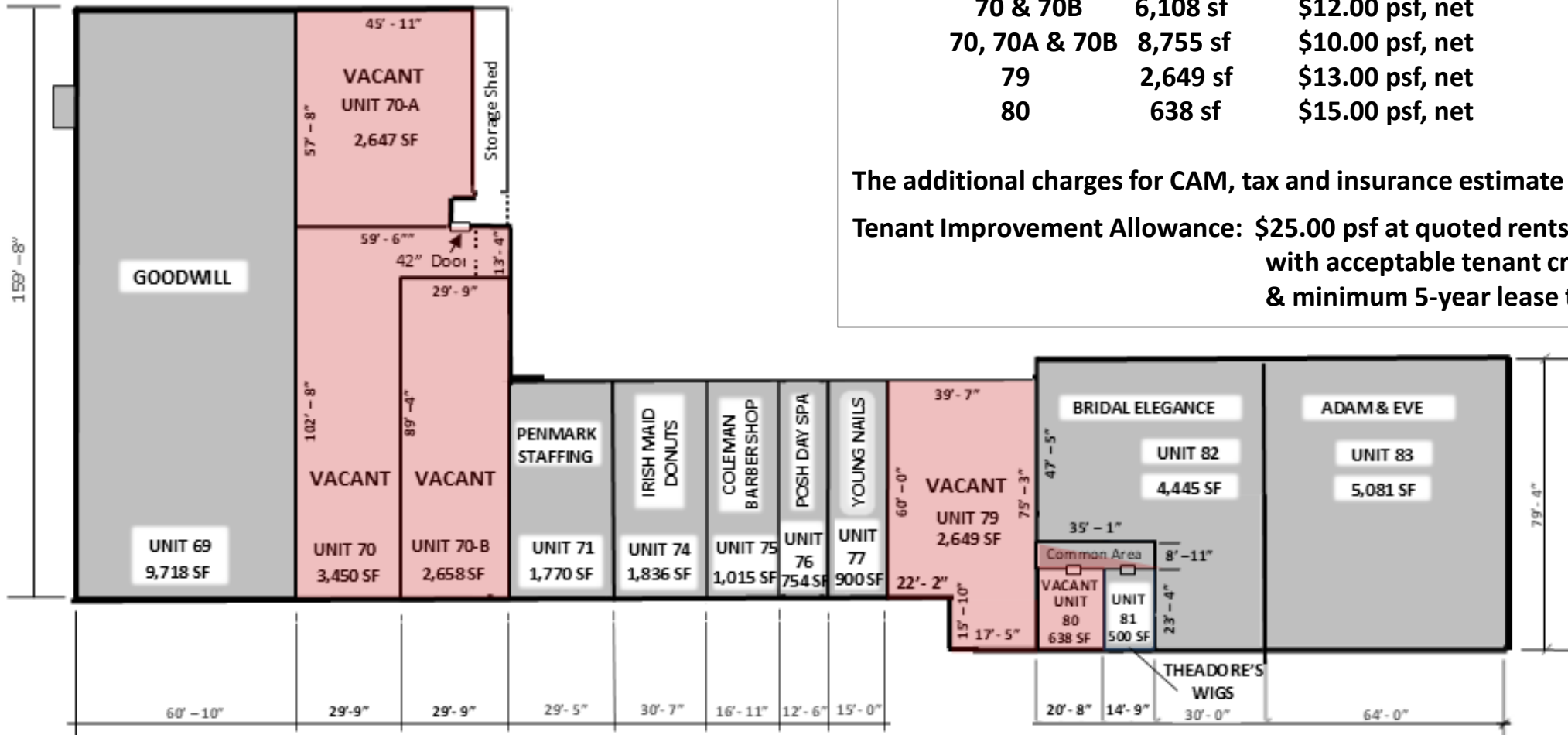
Building Size: 38,061 sf
Anchor Tenant: Goodwill Industries
Parking: Abundant - see site plan

Spaces Available and Rents:

Suite #	Size	Rent psf
70	3,450 sf	\$13.00 psf, net
70A	2,647 sf	\$10.00 psf, net
70B	2,658 sf	\$13.00 psf, net
70 & 70B	6,108 sf	\$12.00 psf, net
70, 70A & 70B	8,755 sf	\$10.00 psf, net
79	2,649 sf	\$13.00 psf, net
80	638 sf	\$15.00 psf, net

NOTE:

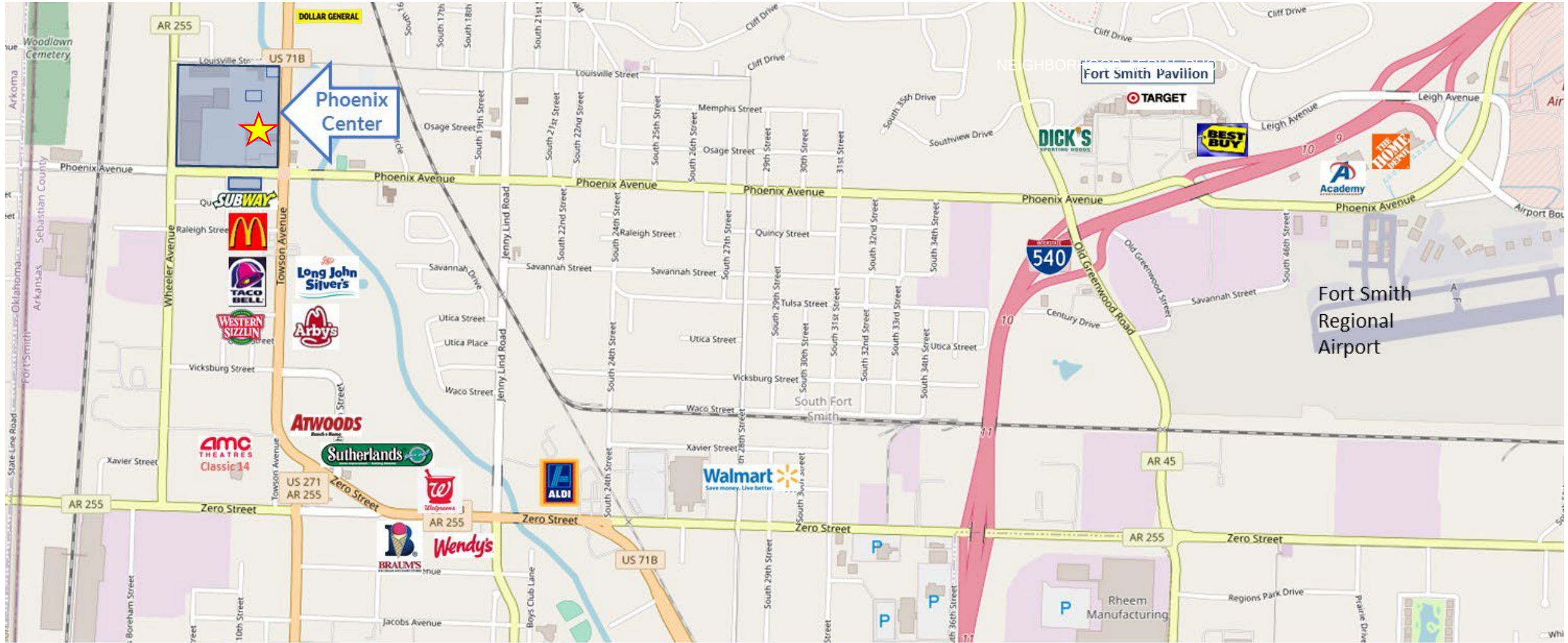
Dimensions and unit sizes are approximate and will be verified during space planning.



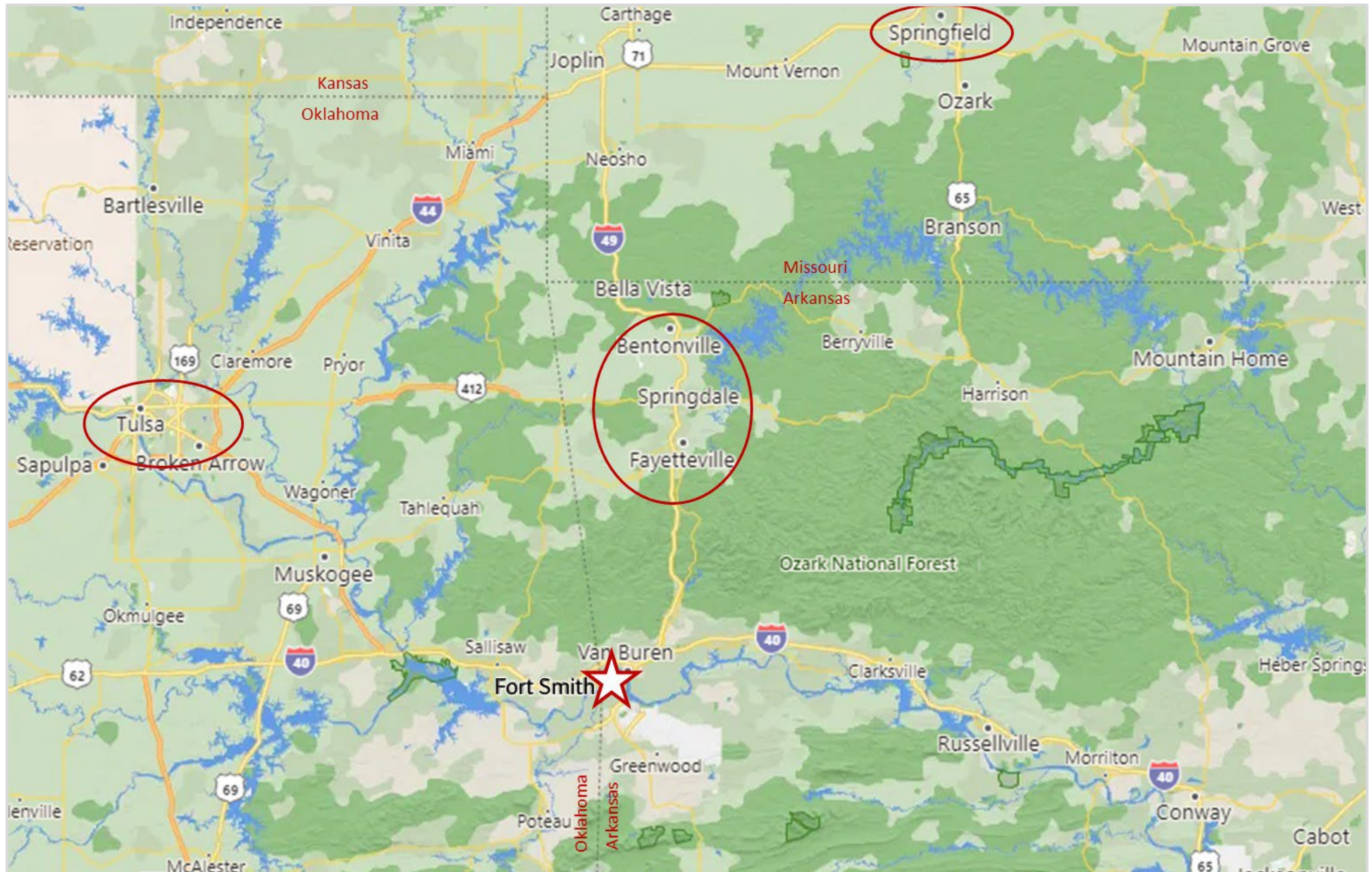
The additional charges for CAM, tax and insurance estimate at \$2.00 psf

Tenant Improvement Allowance: \$25.00 psf at quoted rents
with acceptable tenant credit
& minimum 5-year lease term

AREA LOCATION MAP



REGIONAL LOCATION MAP



MARKET OVERVIEW



Fort Smith is the second-largest city in Arkansas and one of the two county seats of Sebastian County. With an estimated population of 87,743 in 2019, it is the principal city of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area, a region of 249,777 (2019) residents which encompasses the Arkansas counties of Crawford, Franklin, and Sebastian, and the Oklahoma counties Le Flore and Sequoyah. The approximate population in a 50-mile radius of Fort Smith is 490,000.

Fort Smith is the location of several large manufacturing facilities, two regional hospitals (Baptist Regional Medical Center and Mercy Hospital Center), and the University of Arkansas at Fort Smith. The major industries in and around the Fort Smith area are manufacturing, trucking and food processing. Companies such as Baldor Electric, Hiram Walker, Planters Peanuts have large manufacturing facilities in the area.

Fort Smith lies on the Arkansas-Oklahoma state border, situated at the junction of the Arkansas and Poteau Rivers, also known as Belle Point.

The city began as a western frontier military post in 1817 and would later become well known for its role in the settling of the "Wild West" and its law enforcement heritage.

Historic Temple Live Event Venue



FORT SMITH MSA

POPULATION (2019)

249,774

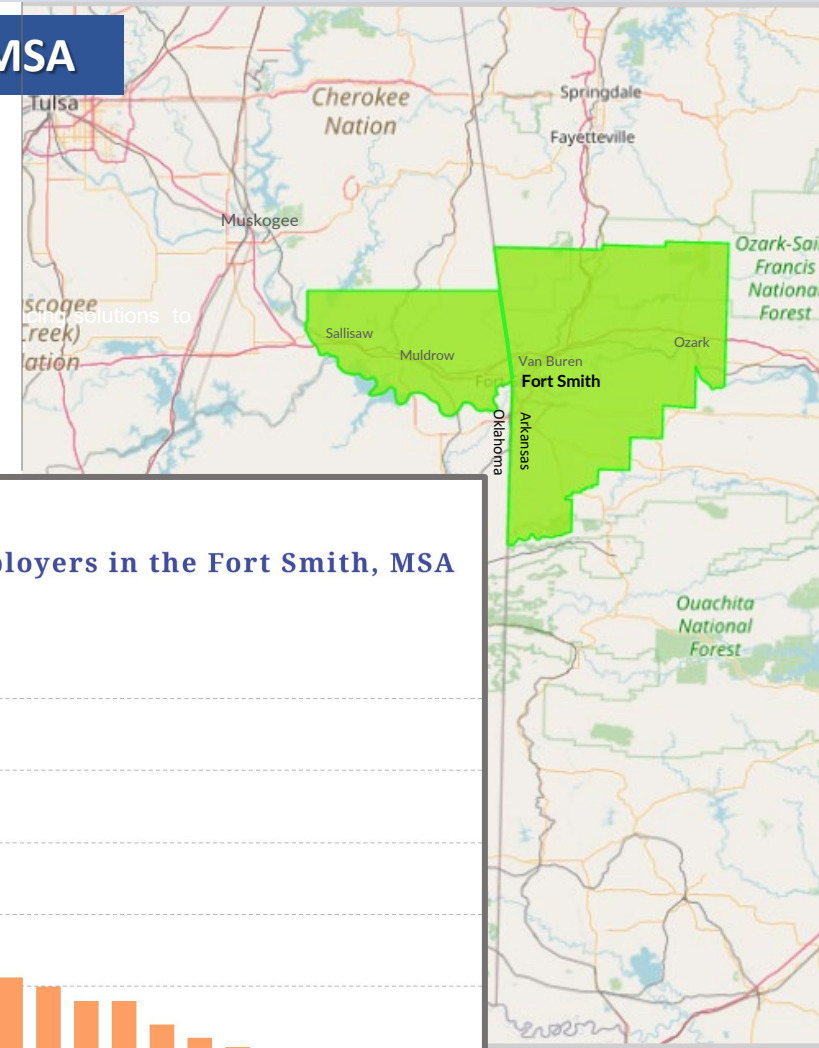
MEDIAN HOUSEHOLD

INCOME (2019)

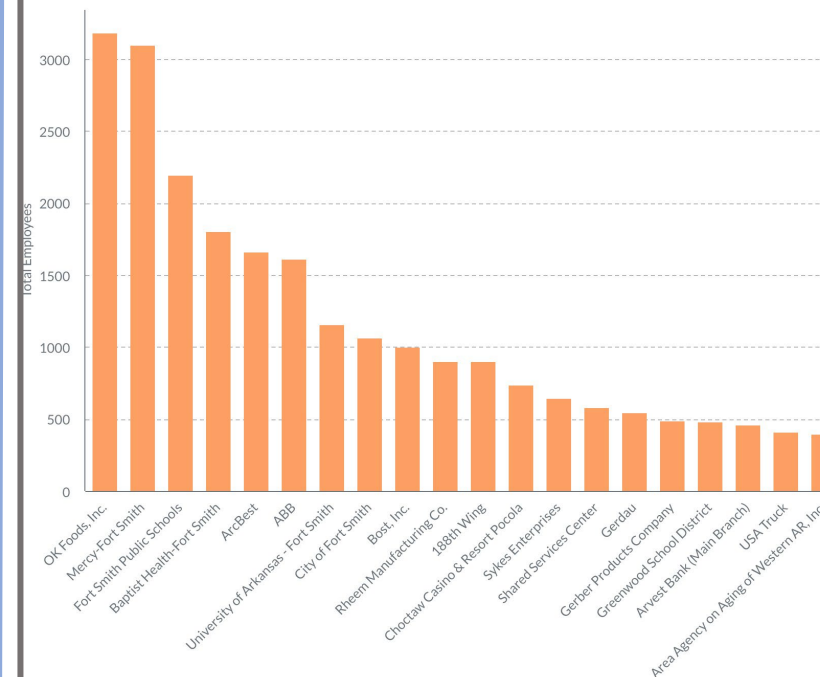
\$44,750

2019 MEDIAN AGE

38.7



Largest Employers in the Fort Smith, MSA



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For additional information or to schedule a property tour contact:

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DISCLAIMER NOTICE

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