

# Phoenix Avenue Fort Smith, AR



# Jackson Mendenhall, CCIM

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CCIM  
ICSC  
MEMBER

3307 OLD GREENWOOD RD, STE A - FT SMITH, AR



## 2024 DEMOGRAPHICS

### WITHIN A 0-1 MINUTE DRIVE...

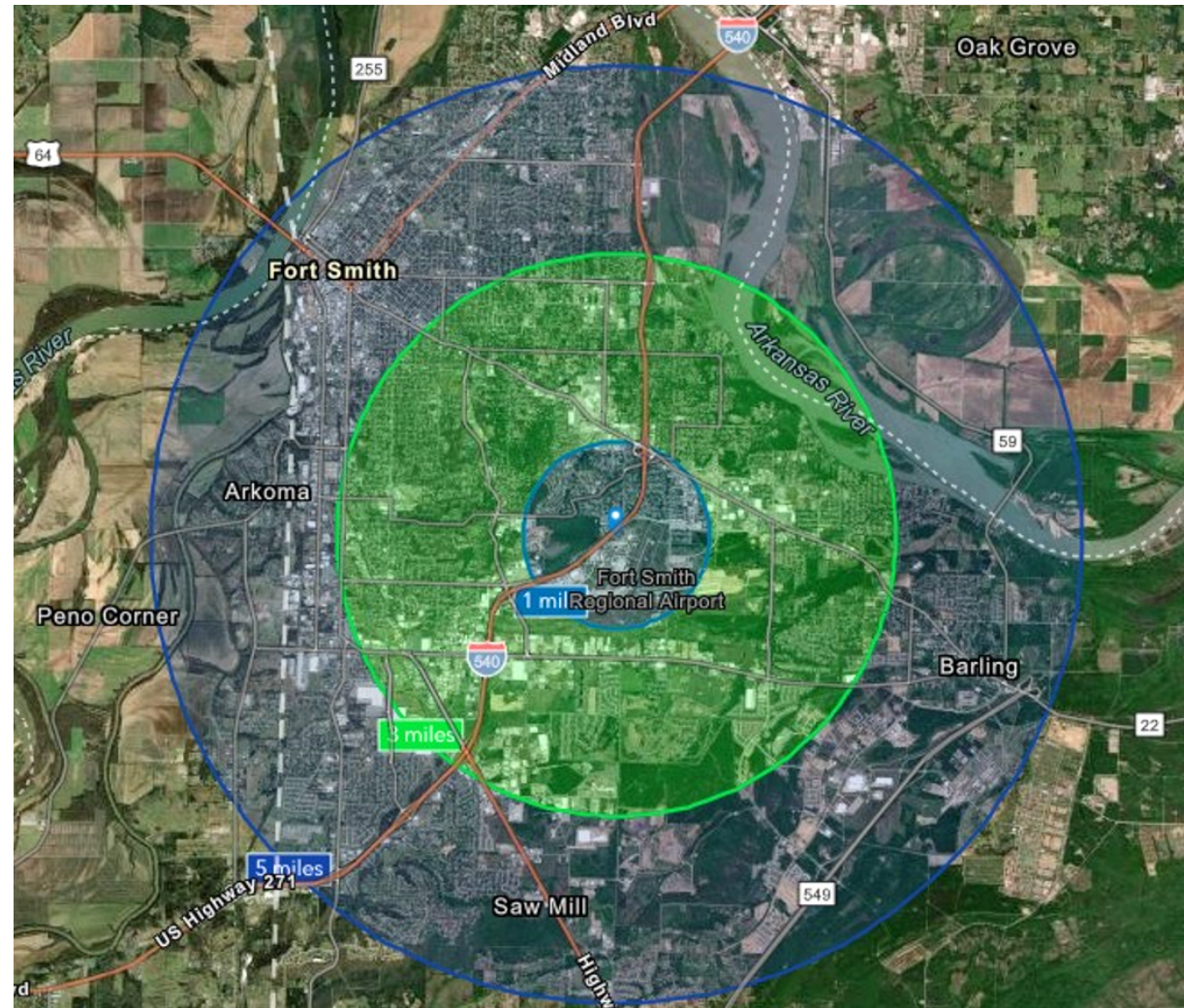
Population: 3,607  
Households: 1,653  
Median Age: 36.5  
Median Household Income: \$54,615  
Average Household Income \$75,581

### WITHIN A 1-3 MINUTE DRIVE...

Population: 37,606  
Households: 16,488  
Median Age: 39.7  
Median Household Income: \$55,176  
Average Household Income \$80,431

### WITHIN A 3-5 MINUTE DRIVE...

Population: 49,762  
Households: 19,444  
Median Age: 36.6  
Median Household Income: \$45,850  
Average Household Income \$65,852



Vacant commercial lot available on Phoenix Avenue in Airport-North Commercial Park. Home to a new Veterans Administration Clinic, Airport-North Commercial Park offers frontage on Phoenix Avenue (19,000 cars per day) as well as excellent visibility from Interstate 540 (51,000 cars per day). Great access, new streets, and new infrastructure are highlighted, with a common detention area serving the entire development. The clinic anchors the development and delivers a constant flow of traffic into Airport-North Commercial Park not only from patients, but also from physicians, nurses, technicians, support staff, & many others. Ebbing Air Force Base to the south with brand new Foreign Military Sales pilot training program. Available for lease, purchase, or build to suit. Owner/Agent



