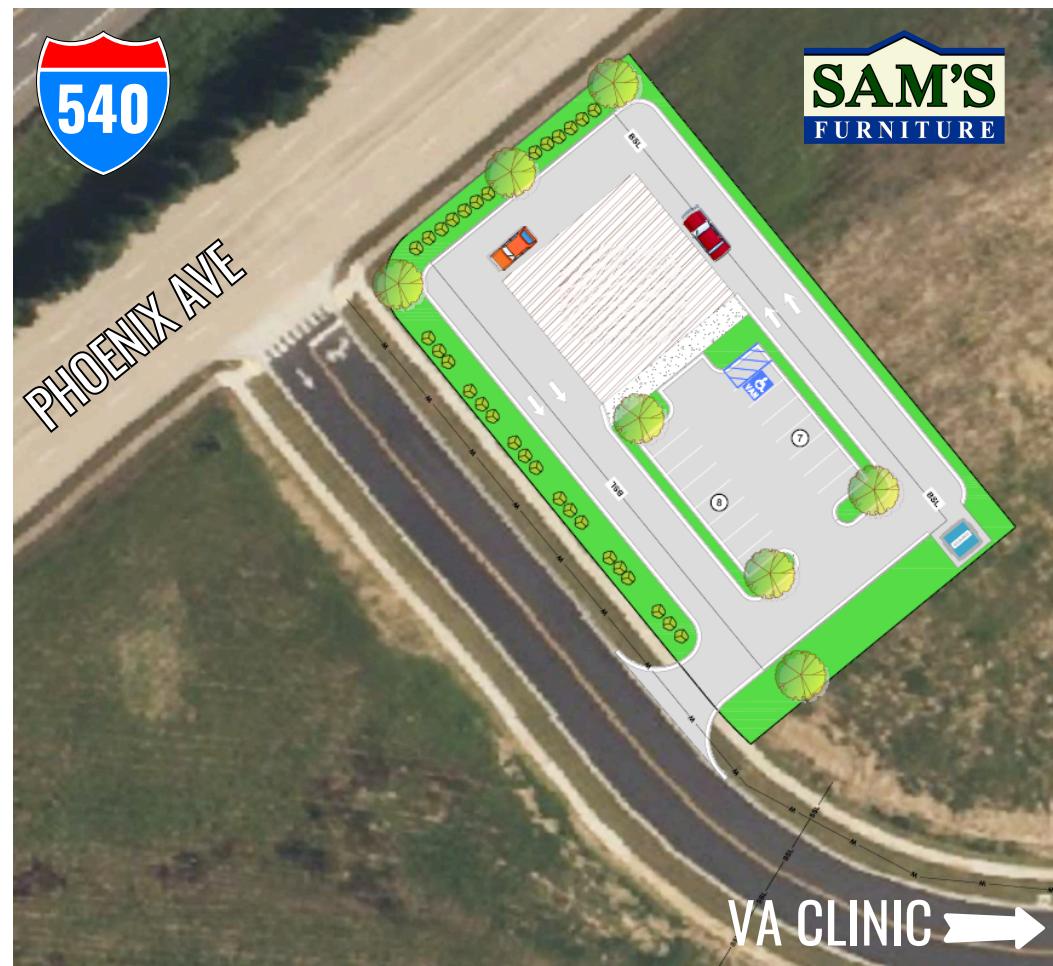
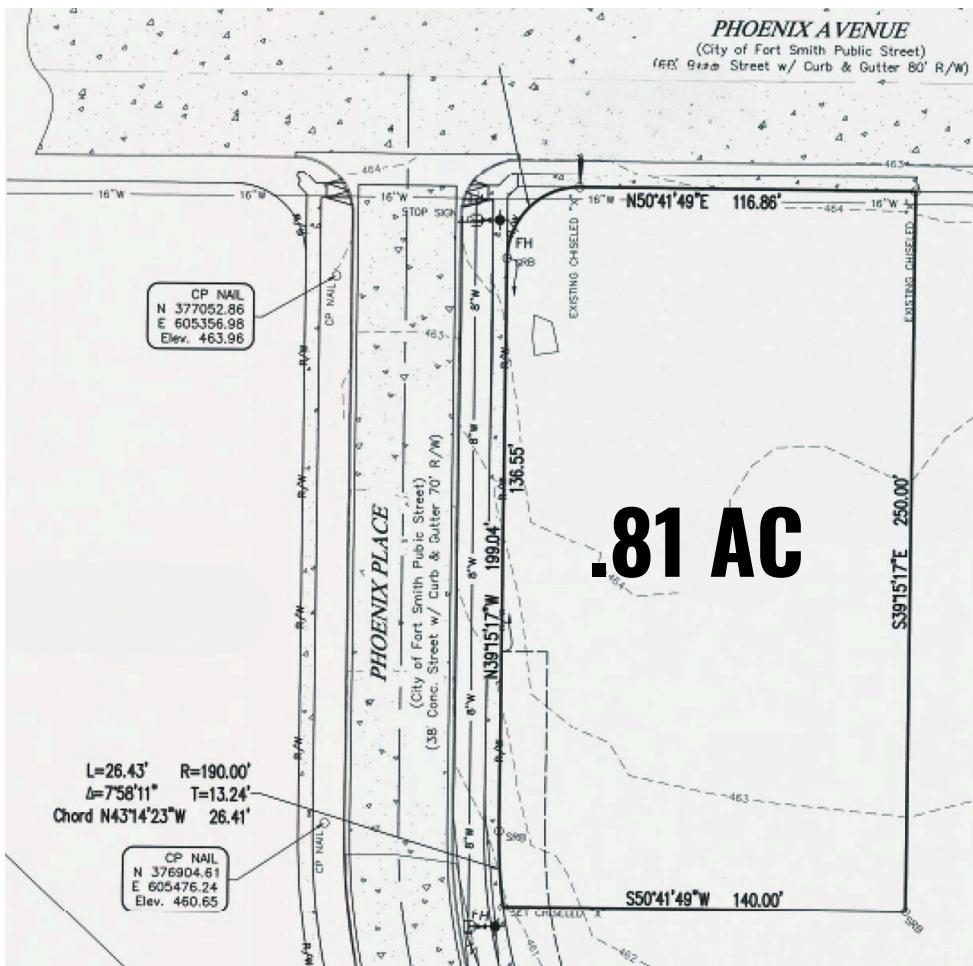


FOR SALE, LEASE, OR BUILD TO SUIT

Phoenix Avenue Fort Smith, AR



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

Jackson Mendenhall, CCIM
Associate Broker
jackson@seiterwright.com
479-785-4343
seiterwright.com



2024 DEMOGRAPHICS

WITHIN A 0-1 MINUTE DRIVE...

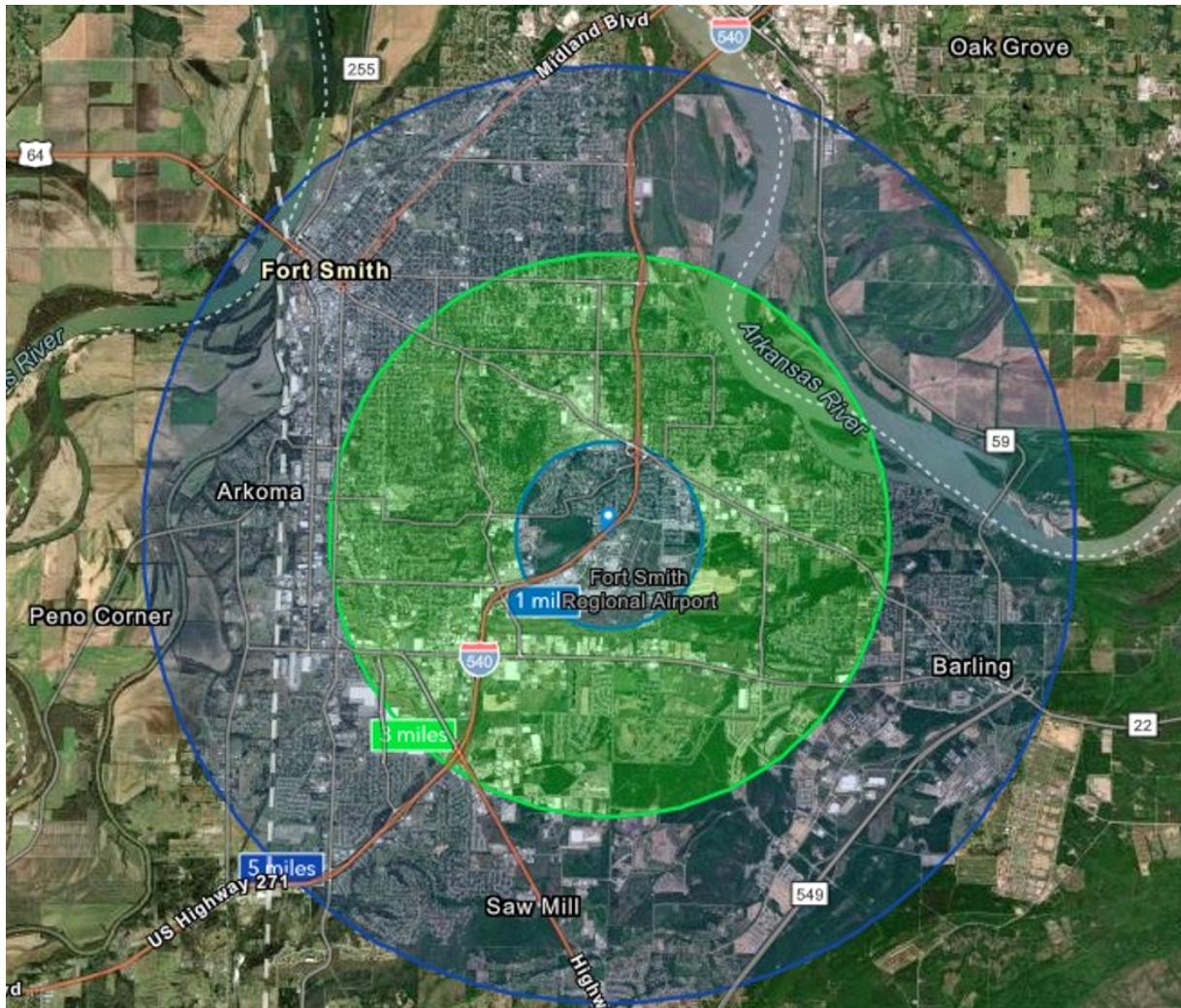
Population: 3,607
Households: 1,653
Median Age: 36.5
Median Household Income: \$54,615
Average Household Income \$75,581

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

