



RETAIL/OFFICE SPACE FOR LEASE CHAFFEE CROSSING

9301 R.A. Young Jr Dr
Fort Smith, Arkansas



2,172 SF | \$18.50/SF/YR



Ghan & Cooper
COMMERCIAL PROPERTIES

PROPERTY DETAILS

9301 R.A. YOUNG JR DR
Fort Smith, Arkansas

- » **2,172 SF | \$18.50/SF/YR**
- » Currently designed for **retail**
- » Great location for **professional or medical office**
- » Located in **Chaffee Crossing**, one of Fort Smith's **fastest growing areas**
- » Surrounded by **walking and biking trails**
- » Landlord would consider **build-to-suit options**

Welcome to **THE HUB**

Work. Play. Live.

The Hub at Providence was built on a simple idea: that life in Fort Smith should feel just as **vibrant, modern, and connected** as anywhere else in the country. Positioned in **the heart of Chaffee Crossing**, The Hub blends work, life, and creativity into a space designed for how people truly want to live. This is more than a development — it's a movement toward **a more inspired, authentic way of life.**

Whether you're starting a business, walking the trails, connecting with neighbors, or just finding the right balance — The Hub is where people come to do life differently. It's more than a place to live — **it's a launchpad for what's next.**



COMMERCIAL TENANTS



Salon Savvy

9101 R.A. Young Jr. Dr.

A full service luxury salon with massage therapist and esthetician



Piatto

9201 R.A. Young Jr. Dr.

Italian restaurant serving homemade pasta and Napolitano-style pizza



ERC

9301 R.A. Young Jr. Dr.

Property development company serving South and Midwest since 1957



Sudar Group

9111 R.A. Young Jr. Dr.

Residential real estate company focused on Greater Northwest Ark.

SURROUNDING AREA



- 1. Ben Geren Park
- 2. Parrot Island Waterpark
- 3. Anytime Fitness
Onyx Aesthetics & Wellness
Firstar Bank
Baptist Health Family Clinic
- 4. McClure Amphitheater
- 5. ArcBest
- 6. Peak Innovation Center
- 7. Mercy
- 8. Ark. College of Osteopathic Medicine
- 9. Las Americas Restaurant
BluPoint Seafood & Steak
Olive Coffee Company
Luxe Beauty Bar
Fort Smith Bike Rentals
- 10. Graphic Packaging International
- 11. Old Dominion Freight Line
- 12. MARS Petcare
- 13. Glatfelter Advanced Materials NA
- 14. Chaffee Crossing Dog Park
- 15. Janet Huckabee Nature Center
- 16. Stonehouse Restaurant
- 17. The Goddard School of Fort Smith

SURROUNDING AREA



DEMOGRAPHICS (2024)

	1 Mile	3 Mile	5 Mile
Population	2,931	17,813	45,809
Projected Pop Growth 2024 - 2029 <i>(CoStar)</i>	5.3%	2.5%	1.9%
Median HH Income	\$57,098	\$54,540	\$56,939
Average Age	38	40	41



A b o u t
Chaffee Crossing

Once part of the historic Fort Chaffee military base, Chaffee Crossing now serves as a land of opportunity for developers.

In 1995, the U.S. government decommissioned Fort Chaffee for standard use, turning over more than 7,000 acres to the local community. The move sparked an economic engine to redevelop this property for residential, industrial, commercial, and office uses.

Since its inception, Chaffee Crossing has witnessed **\$2.6 billion in capital investments and the creation of more than 3,500 jobs.**

Chaffee Crossing is also home to the **Arkansas Colleges of Health Education** as well as the state-of-the-art Arkansas College of Osteopathic Medicine.

CHAFFEE EMPLOYERS

Businesses operating in Chaffee Crossing include (but are not limited to):



ARKANSAS COLLEGES OF
HEALTH EDUCATION



FIRST NATIONAL BANK

ArcBest



Baptist Health

UMAREX

Mercy



ARVEST



THE
GODDARD SCHOOLSM
FOR EARLY CHILDHOOD DEVELOPMENT

MARS
Petcare



FIRSTSTAR BANK.

About Fort Smith

A charming town along the Arkansas River, the city of Fort Smith is **poised for a potential economic boom**. With a population of 89,141, city leaders believe recent and upcoming projects and initiatives could push that number **significantly higher** over the course of the next decade.

The list of milestones and achievements over the last five years is vast:

- *Manufacturers have completed or announced expansions leading to hundreds of new jobs.*
- *New businesses have opened the doors as the downtown area has witnessed a revitalization.*
- *Projected capital investments at Chaffee Crossing have grown by \$600 million.*
- *The U.S. Air Force selected Ebbing Air National Guard Base for a training program that's expected to bring hundreds of jobs and interest from companies within the military sector.*



LARGEST EMPLOYERS (Fort Smith MSA)



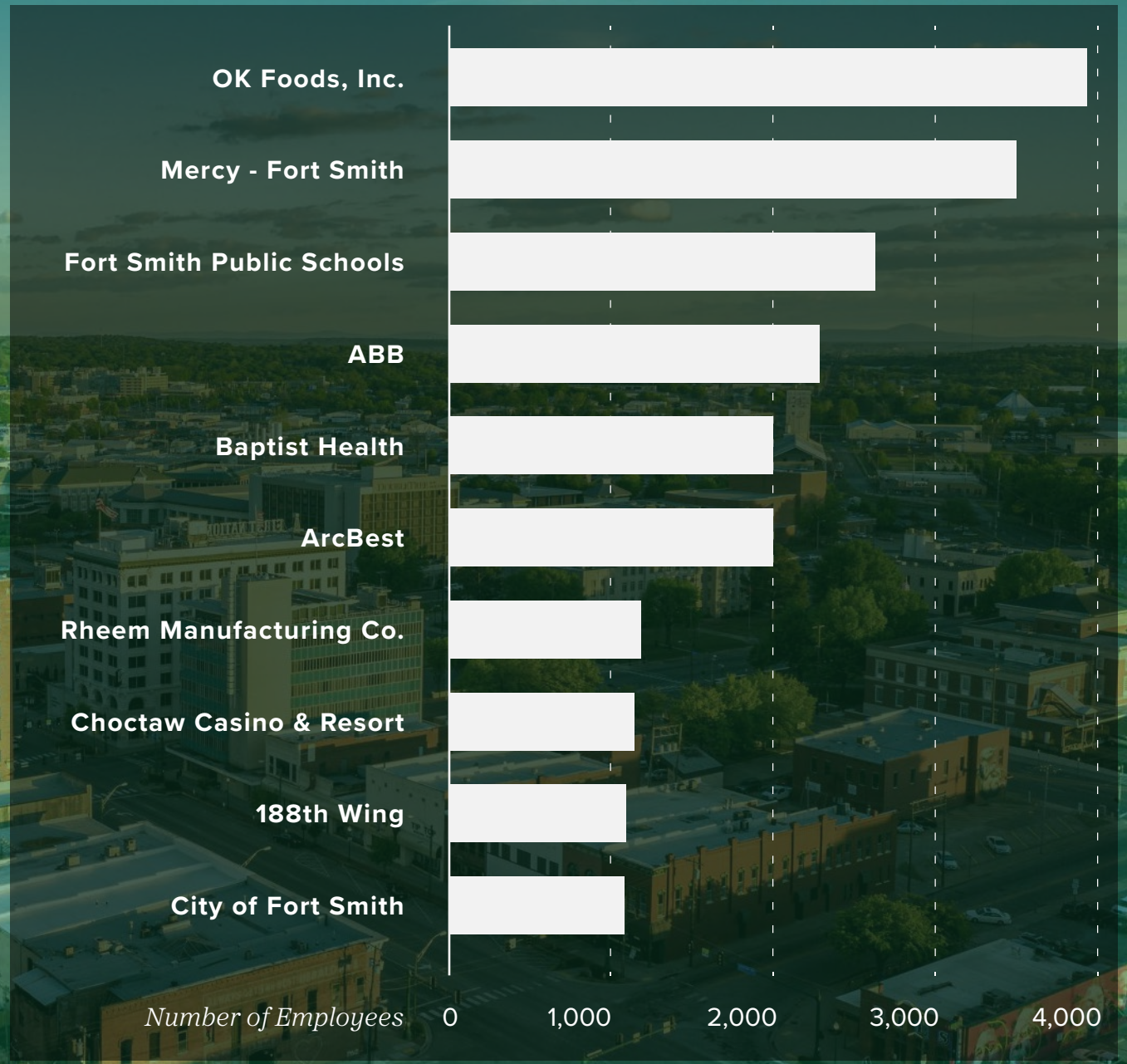
Manufacturing:
17,873



Healthcare:
14,522



Retail Trade:
12,423





Pilot Training Center

In 2023, the U.S. Air Force selected Ebbing Air National Guard Base in Fort Smith as its new home for a training center that will host F-35 and F-16 fighter jet pilots. The mission is expected to bring **900 military members and their families** to the region, with an estimated economic impact of **\$1 billion per year**. Flying operations are expected to begin by the end of 2025.

The Unexpected

Witness an art collection created by some of **the most sought-after international artists**. The nonprofit group Main Street Fort Smith kickstarted “The Unexpected” project in 2015, which saw downtown Fort Smith transformed into a **world-class display of urban and contemporary public art**. The project is one of many ongoing efforts to revitalize Downtown Fort Smith.



Brickyard Bike Park

Outdoor enthusiasts will soon have a brand new **113-acre park** in the heart of the Fort Smith. City leaders in January 2024 purchased the land for \$2.9 million with the goal of transforming into a beautiful park that will include **trails for walking, jogging, and biking**. The park will also feature a detention pond to help mitigate flash flooding.



U.S. Marshals Museum

In 2007, the U.S. Marshals Service chose Fort Smith as the permanent home for its national museum. And in 2023, after 16 years of dedication by volunteers and community leaders, the city opened the doors to the world-class facility along the Arkansas River. The 53,000 sq. ft. building, with its modified star-shaped design to signify a badge, honors the service of marshals who bravely served our country.

Peacemaker Music Festival

Now in its tenth year, the Peacemaker Music Festival **draws thousands of music lovers to downtown Fort Smith** while bringing in **millions of dollars to the local economy**. More than one dozen bands and artists take the stage at the Riverfront Amphitheater during the two-day event. The festival is organized by volunteers focused on giving back to charities and downtown development.



Steel Horse Rally

Each spring, downtown Fort Smith becomes home to one of the fastest growing motorcycle gatherings in the country. The inaugural Steel Horse Rally kicked off in 2015, with an attendance of 30,000 and an economic impact of \$4.2 million. In 2023, the rally saw an **attendance of 210,000** and an estimated **economic impact of \$24 million**. The non-profit behind the rally has also donated \$180,000 to local charities.



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