

FOR LEASE

**FUENTES PLAZA
7501 MASSARD RD - FT SMITH**

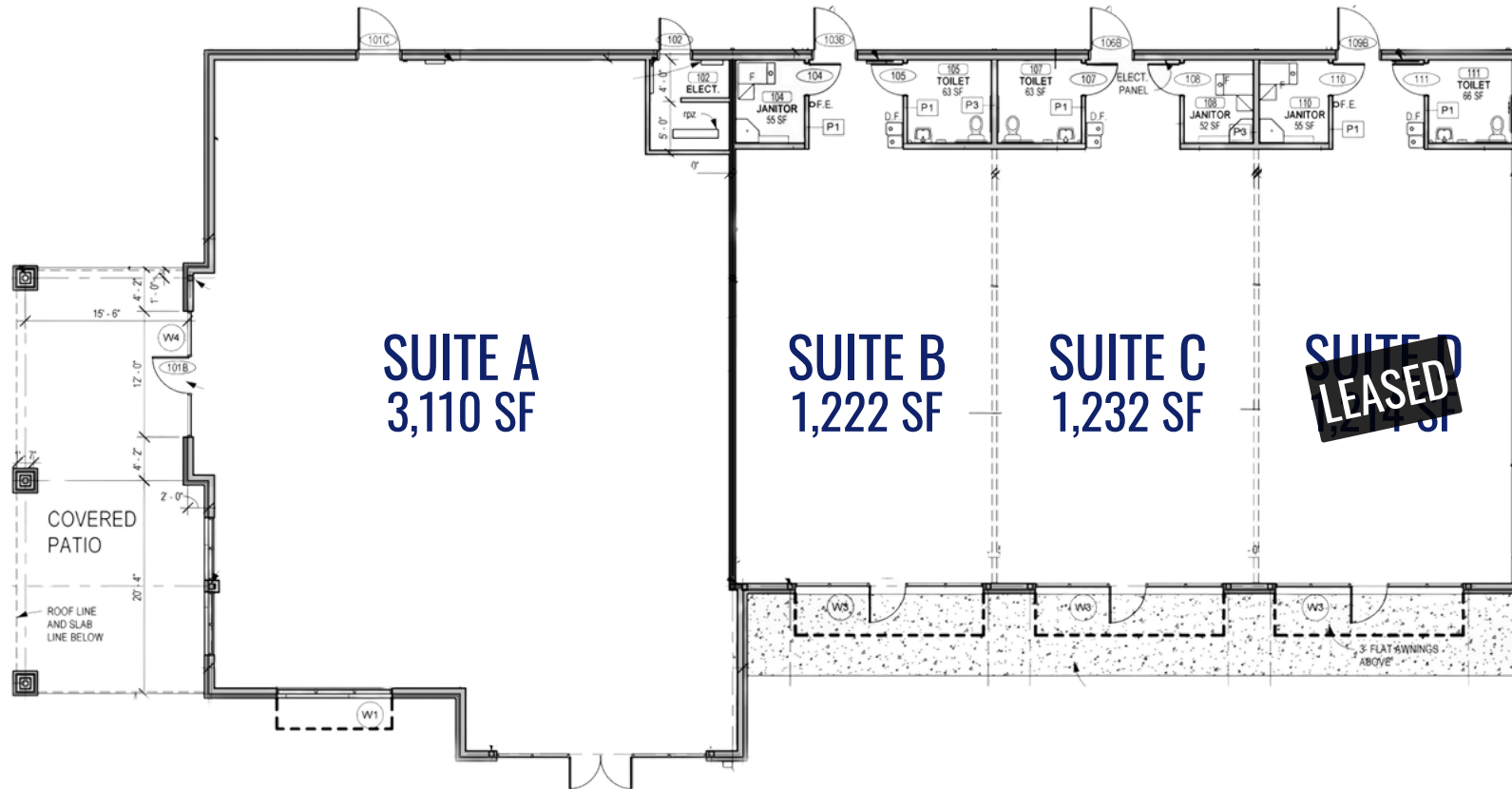


**SEITER &
WRIGHT**
COMMERCIAL PROPERTIES
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

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Suite A boasts 3,110 square feet of restaurant space with an outdoor dining area. Landlord is seeking a 7-10 year lease on Suite A. Suites B-C provides approximately 1,200 square feet each for retail/office users. Landlord is seeking 5-7 year leases on Suites B-C. Lease rate is \$31 per square foot plus NNN charges, estimated at \$5.75 per square foot. Suites may be combined. Located at the lighted corner of Massard Road and McClure Drive in Chaffee Crossing. ArcBest Headquarters is just a half mile away and employs 850. Arkansas College of Health Education is less than 3 miles away. Multiple industrial manufacturing buildings within 2 miles.

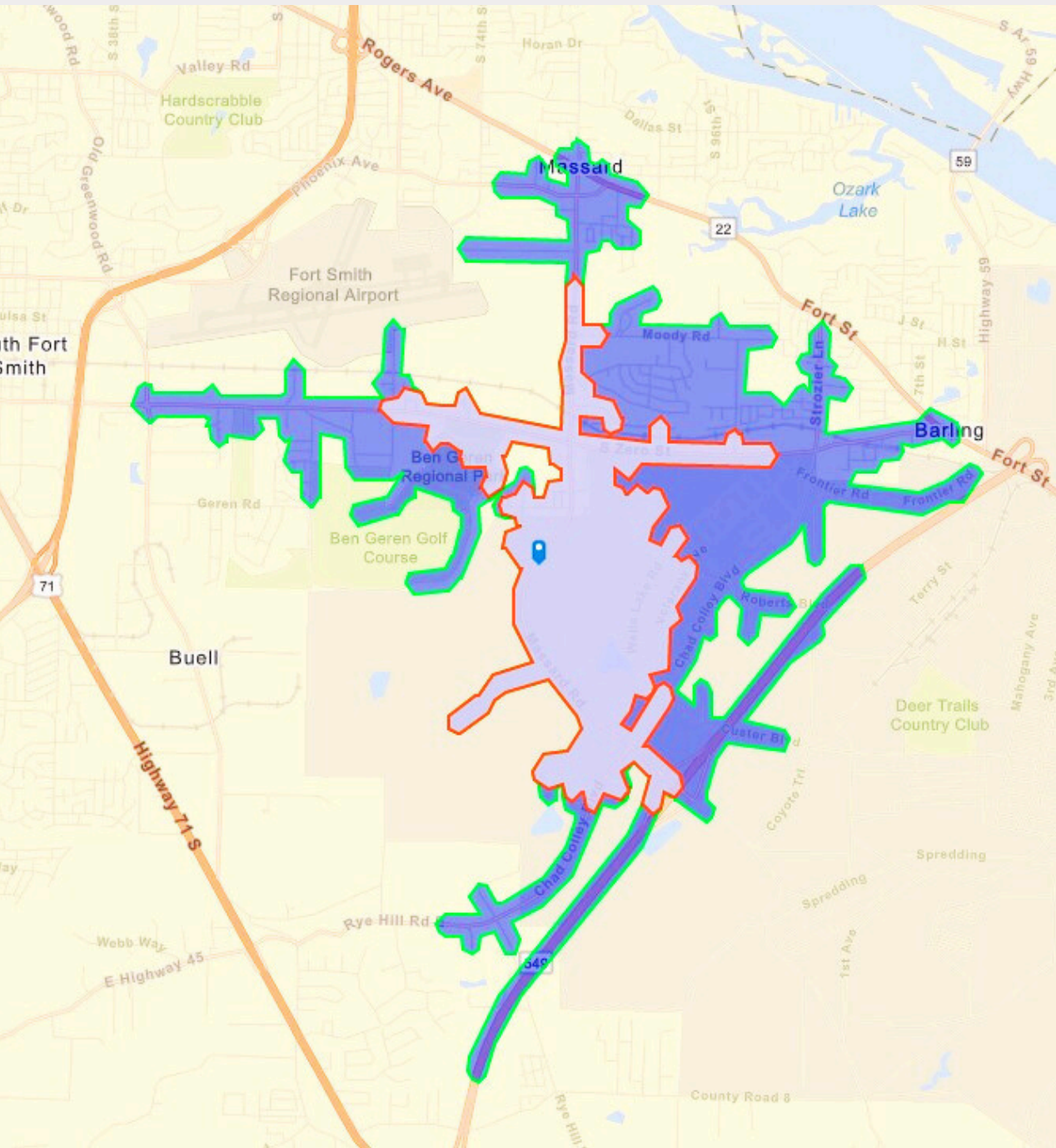
DEMOGRAPHICS

WITHIN A 3 MINUTE DRIVE...

- + 1,799 population
- + 732 housing units
- + 2022 median income of \$66,244
- + 2027 projected median income of \$76,817
- + 2022 average household income of \$98,890
- + 2027 projected average household income of \$112,621
- + 2022 average disposable income \$73,274

WITHIN A 5 MINUTE DRIVE...

- + 4,768 population
- + 2,094 housing units
- + 2022 median income of \$65,862
- + 2027 projected median income of \$71,355
- + 2022 average household income of \$98,396
- + 2027 projected average household income of \$112,831
- + 2022 average disposable income \$73,208



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