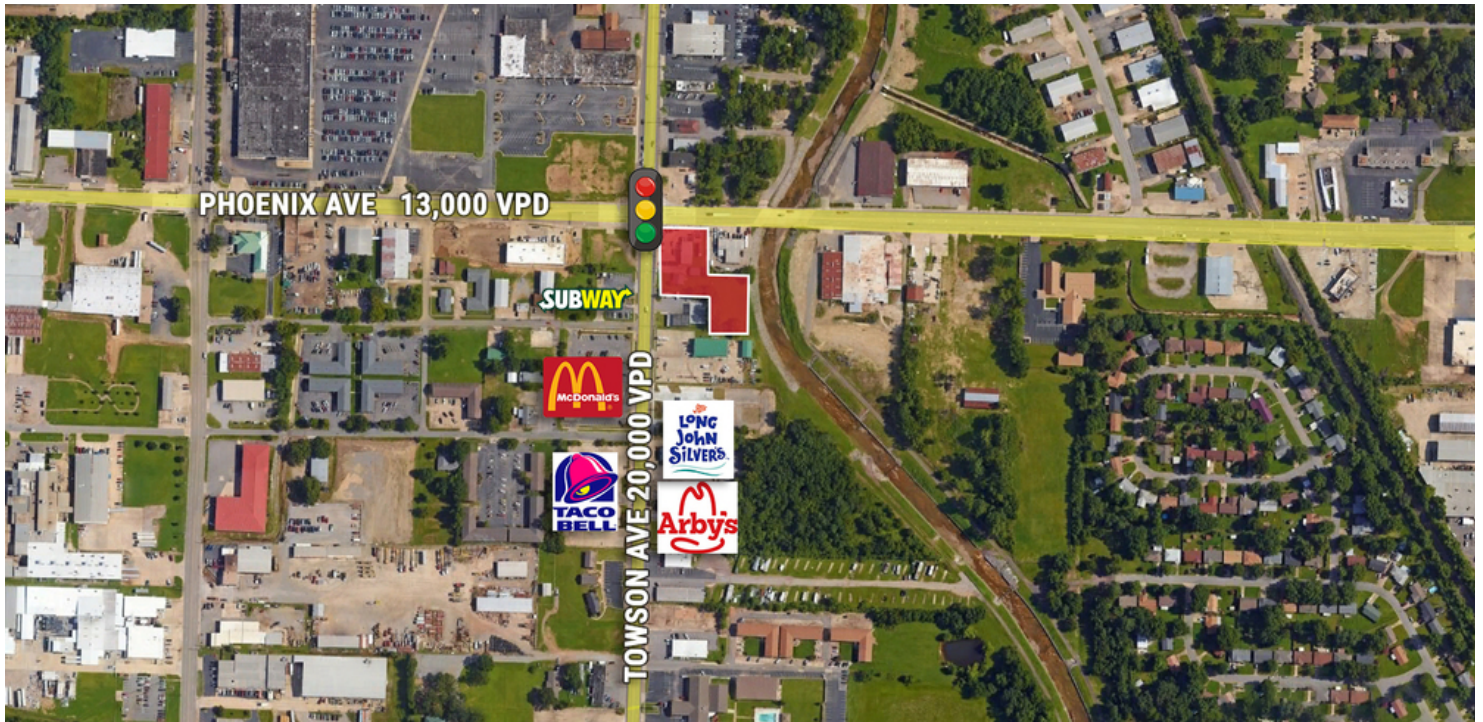


LAND FOR GROUND LEASE 4715 TOWSON AVE



OFFERING SUMMARY

Lot Size:	± 1.2 Acres
Lease Rate:	Negotiable
Lease Type:	Ground Lease
Zoning:	Commercial
Submarket:	Fort Smith

LOCATION OVERVIEW

Located on a hard signaled corner at Phoenix and Towson. Excellent quick service restaurant or retail opportunity with excess land available.

PROPERTY HIGHLIGHTS

- Ground Lease opportunity located on a hard signaled corner at Phoenix and Towson
- Excellent Restaurant, Retail opportunity
- 21,000 VPD along Towson Ave
- 13,000 VPD along Phoenix Ave
- In close proximity to several national retailers and restaurants, Subway, McDonalds, Geno's Pizza, Arby's, Pizza Hut and more
- 1,620 SF Retail/Office building currently sits on the property



Eric Nelson Associate Director 501.951.1802 enelson@newmarkmtp.com

Adam Deacon Associate 501.680.7291 adeacon@newmarkmtp.com

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

LAND FOR LEASE 4715 TOWSON AVE



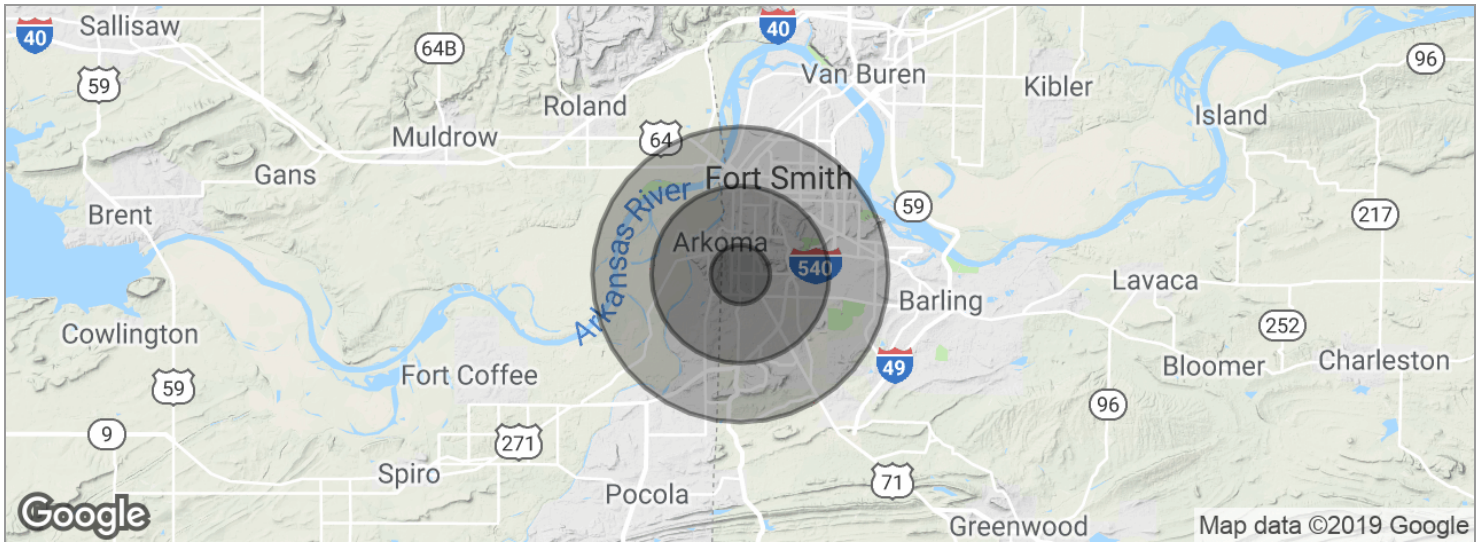
Newmark
Moses Tucker Partners

Eric Nelson Associate Director 501.951.1802 enelson@newmarkmtp.com

Adam Deacon Associate 501.680.7291 adeacon@newmarkmtp.com

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

LAND FOR GROUND LEASE 4715 TOWSON AVE



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,355	34,391	79,020
Median age	38.4	36.5	35.3
Median age (Male)	38.1	34.5	34.2
Median age (Female)	38.8	39.1	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,186	14,590	31,949
# of persons per HH	2.4	2.4	2.5
Average HH income	\$42,226	\$47,071	\$49,524
Average house value	\$118,621	\$140,177	\$163,706

* Demographic data derived from 2010 US Census



Eric Nelson Associate Director 501.951.1802 enelson@newmarkmtp.com

Moses Tucker Partners Adam Deacon Associate 501.680.7291 adeacon@newmarkmtp.com

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated