

FOR LEASE

7803 Rogers Avenue
Fort Smith, AR 72903

\$20/SF + NNN



Former sandwich shop retail location with 1,600 square feet for lease. Two ADA compliant restrooms, kitchen and prep area, counter, and dining area. Endcap location with plenty of parking. Great Rogers Avenue sign visibility.



Space is located in front of Kohl's and Lowe's. The in-line center includes Sports Clips and Pad Thai. Neighboring tenants include Dollar Tree, Cavender's, 10 Gym, Aaron's Rent-a-Center, Galaxy Home Store, and Spartan Adventure Park. Lease price is \$20.00 per square foot plus NNN costs.

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