

# 3.55 Acres of Land

5600 Duncan Rd | Fort Smith, AR



FOR SALE

**SUBJECT PROPERTY**

 33,000  
Vehicles  
Per Day

 53,000  
Vehicles  
Per Day

WALDRON RD

71

INTERSTATE  
540

ROGERS AVE

## PROPERTY HIGHLIGHTS

- Asking Price: \$386,595.00
- 3.55 Acres
- Close proximity to hospitality, restaurants, shopping centers and medical establishments
- Easy access to I-540 & US-71: 53,000 vehicles per day
- Less than one mile from Rogers Avenue: 33,000 vehicles per day

FOR MORE INFORMATION  
PLEASE CONTACT:

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\*information deemed reliable but not guaranteed



Dillard's

**SUBJECT PROPERTY**

Central Mall



Burlington



Bonneville Elementary School

**HOBBY LOBBY**