



# ±1.2 AC FORT SMITH, AR

5101 Phoenix Ave., Fort Smith, AR 72903

## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	54,136
STREET	I-540
COUNT 2	23,759
STREET 2	Phoenix Ave.

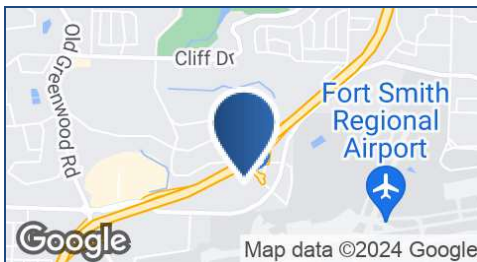
### DEMOGRAPHICS - 2024

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	40,623	90,009	104,735
Average HH Income	\$90,977	\$89,085	\$89,079
Estimated Households	18,282	38,008	43,443

### PROPERTY HIGHLIGHTS

- Vacant, level outparcel directly in front of The Home Depot
- ± 1.2 acres available for ground lease
- Located with visibility off Interstate 540 between Exit 9 and Exit 10
- Major nearby retailers include: The Home Depot, Academy Sports + Outdoors, Target, BAM!, Dick's Sporting Goods, Old Navy, Kirkland's, Michaels, Petco, and Best Buy
- Area restaurants include: JJ's Grill, Starbucks, LongHorn Steakhouse, Cheddar's Scratch Kitchen, Pizza Hut, McDonald's, Walk-On's Sports Bistreaux, Newk's Eatery, and Tacos 4 Life

\* Figures shown represent estimates



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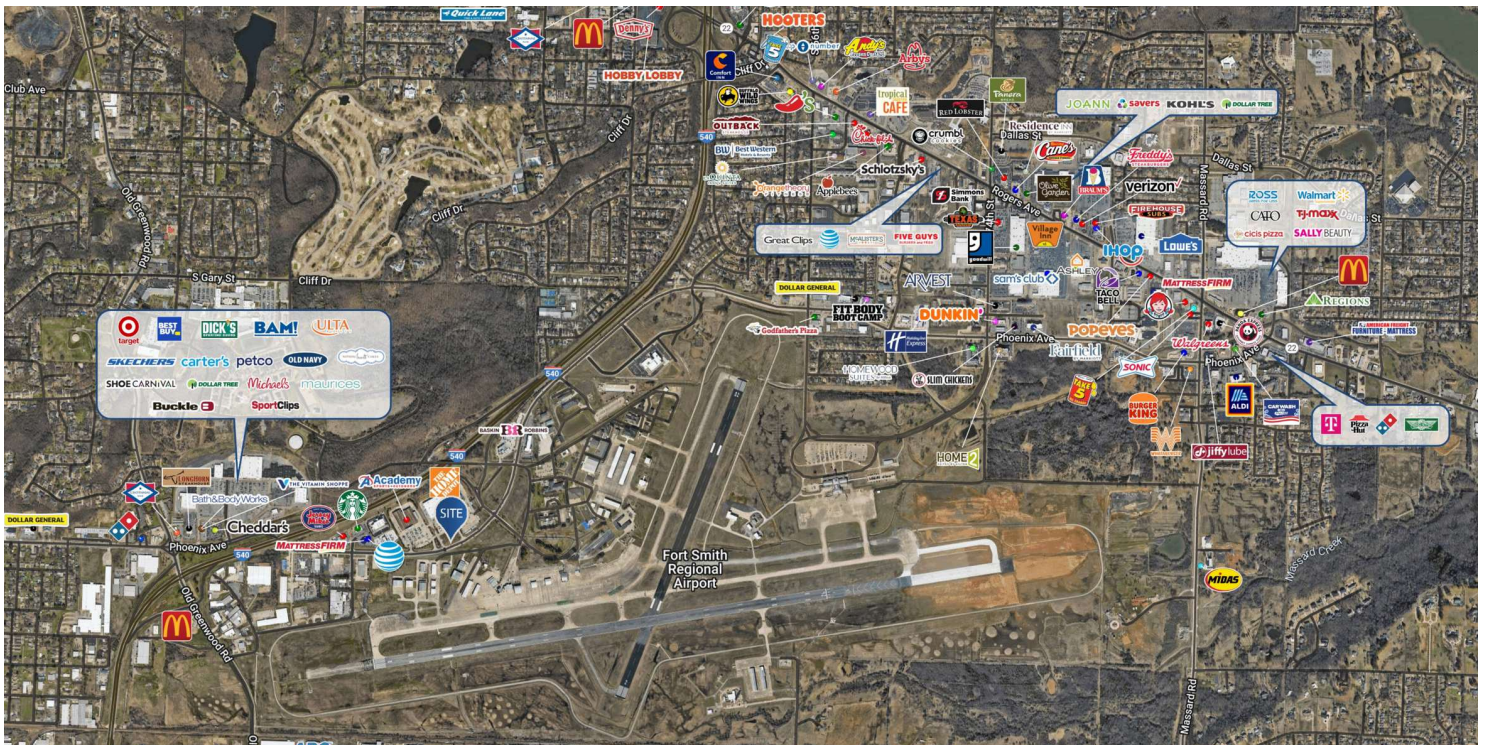




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## Location Maps



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