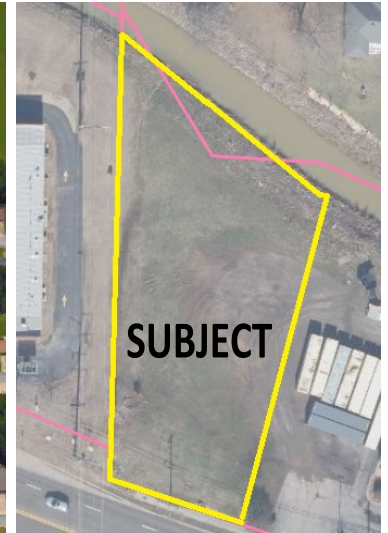


# FOR SALE, LEASE, OR BUILD TO SUIT

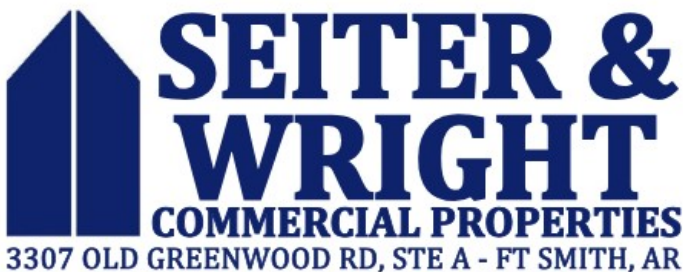
8701 Rogers Ave  
Fort Smith, AR 72903



**Ground Lease:**  
**\$3,500/month**

**Purchase: \$15/SF**

Vacant lot with 36,258 square feet now available in a prominent position on Rogers Avenue with 26,000 cars per day, in front of Walmart Supercenter. Other surrounding business include Furniture Factory Outlet, three large strip centers, multiple banks, McDonald's, etc. Lease price is \$3,500 per month. Purchase price is \$15.00 per square foot. Located on the Arkansas-Oklahoma border, Fort Smith is the second largest city in Arkansas, with a population of 85,000 and a "MSA" of approximately 298,000 people, consisting of five counties.



*For more information please contact:*

**Greta Barr**

**Associate Broker**

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*"Commercial Real Estate Sales, Leasing, Property Management, and Development"*

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