



#### FOR LEASE, SALE & GROUND LEASE

Lease rate:

**\$32.50**

PSF NNN

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#### Contact us:

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## Phoenix Landing

4410 Phoenix Avenue | Fort Smith, AR

- New construction Class "A" retail with 1,300 square feet remaining for lease at \$32.50 PSF, NNN
- +/- 0.5-acre on hard corner for ground lease at \$89,000/year
- +/- 2.12-acre lot for sale for \$950,000, south of Phase 1

#### Features

- Ample parking
- Outdoor patio capability on northern end-cap fronting Phoenix Avenue on Phase 1
- Tenant improvement allowance available
- Located at the lighted intersection of Phoenix Avenue and S 46th Street
- Directly across from Phoenix Flyover



# SITE PLAN



# NEIGHBORHOOD MAP



Phoenix Landing retail space for lease, ground lease and for sale located in a popular shopping destination of Fort Smith and near the Fort Smith Pavilion and Fort Smith Regional Airport. Property is surrounded by dense residential neighborhoods and ArcBest Technologies corporate headquarters. Nearby attractions include Parrot Island Waterpark, Hardscrabble Golf Course and Historic Downtown Fort Smith.

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