



**FOR LEASE**

**\$2,053**

**\$22 PSF)**

**Cameron Torabi**

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**GRAND SLAM BUSINESS PARK**

5300 ZERO ST - FORT SMITH, AR

**Class A Mixed-Use Business Park**

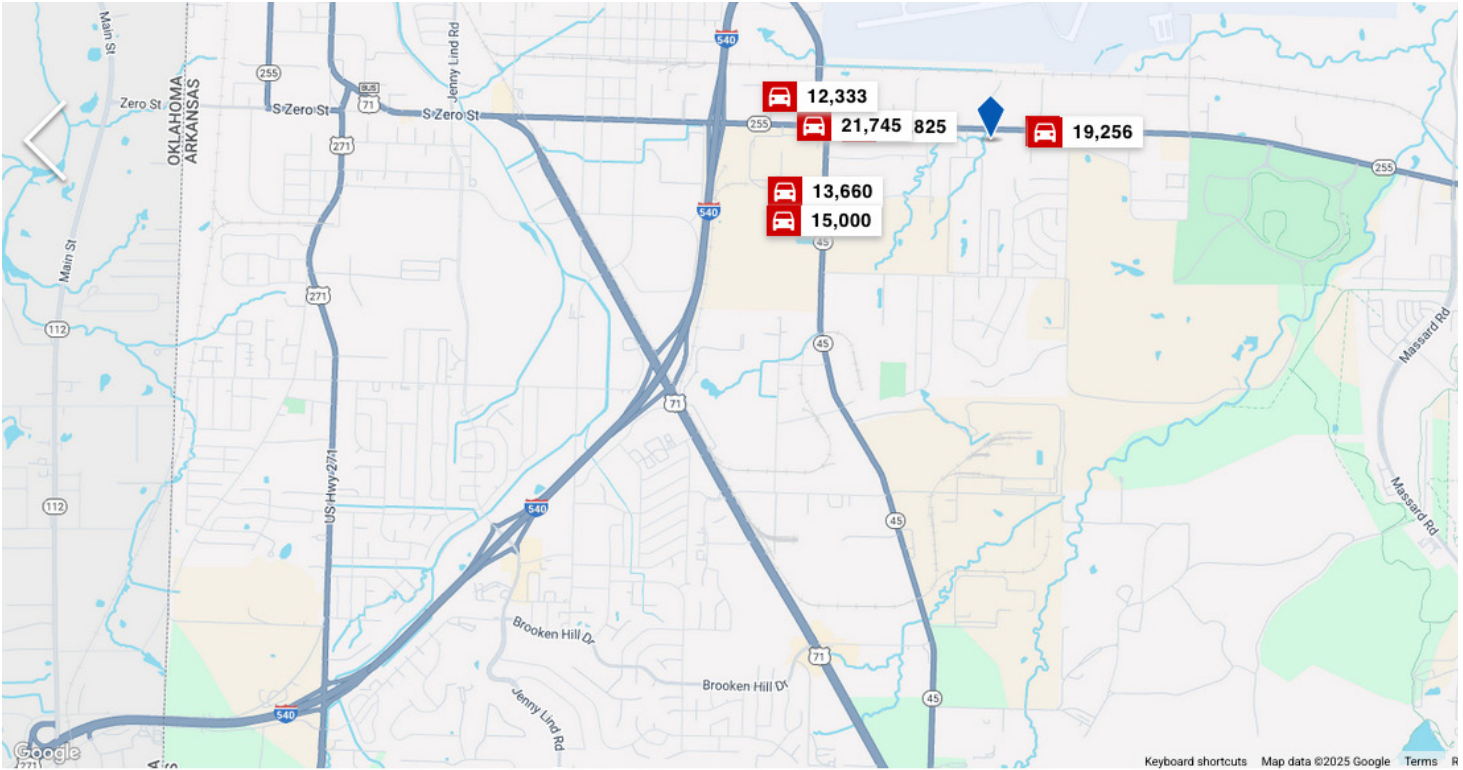
- CLASS A OFFICE SUITE #D
  - 1,120 SQ FT
  - FINISHED SPACE AVAILABLE NOW
  - FIBER OPTIC INTERNET
  - LED SIGNAGE FOR MAXIMUM VISIBILITY
  - 20,000 + VPD
  - DIRECT I-49/540 INTERSTATE ACCESS
- IDEAL FOR RETAIL OR OFFICE USE

**Market Trends:**

- Fort Smith MSA population: 91,160
- Median household income: \$52,692
- Unemployment: 3.2%
- Lockheed Martin F-35 Training Center: \$1.2B+ investment, 30-40 year federal mission timeline
- Cost of doing business: 8% below national average
- 1,700+ new jobs created recently
- Northwest Arkansas CRE market: resilient rent growth, low vacancy



# 5300 S ZERO STREET

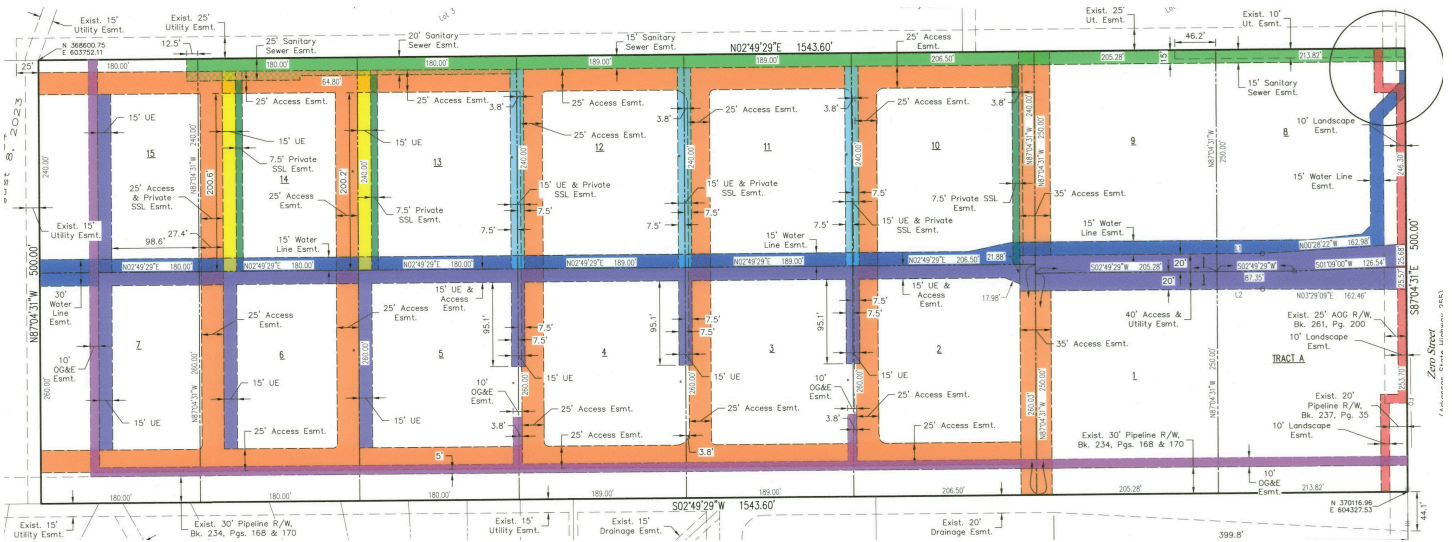


## NEARBY MAJOR RETAILERS

|   |   |   |   |   |
|---|---|---|---|---|
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## Photo Gallery







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Result Driven

