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RETAIL SPACE FOR LEASE
The Village at Heritage, Fort Smith, AR

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Chaffee Crossing is Fort Smith's premier economic development project with over \$2.4 billion in capital improvement since its inception. Filled with businesses, industry, revitalized historic buildings, and new residential construction, Chaffee Crossing is a rapidly growing area. FCRA Annual Report – [Click Here!](#)

OFFERING SUMMARY

Available Space	<ul style="list-style-type: none"> ○ ±4,677 SF Restaurant Space ○ ±1,614 SF Retail Space
Lease Rate	\$16.00/SF/YR
Lease Type	NNN
CAM	\$3.00/SF
TI Allowance	Negotiable
Delivery of Space	Vanilla Box "As-Is"

PROPERTY HIGHLIGHTS

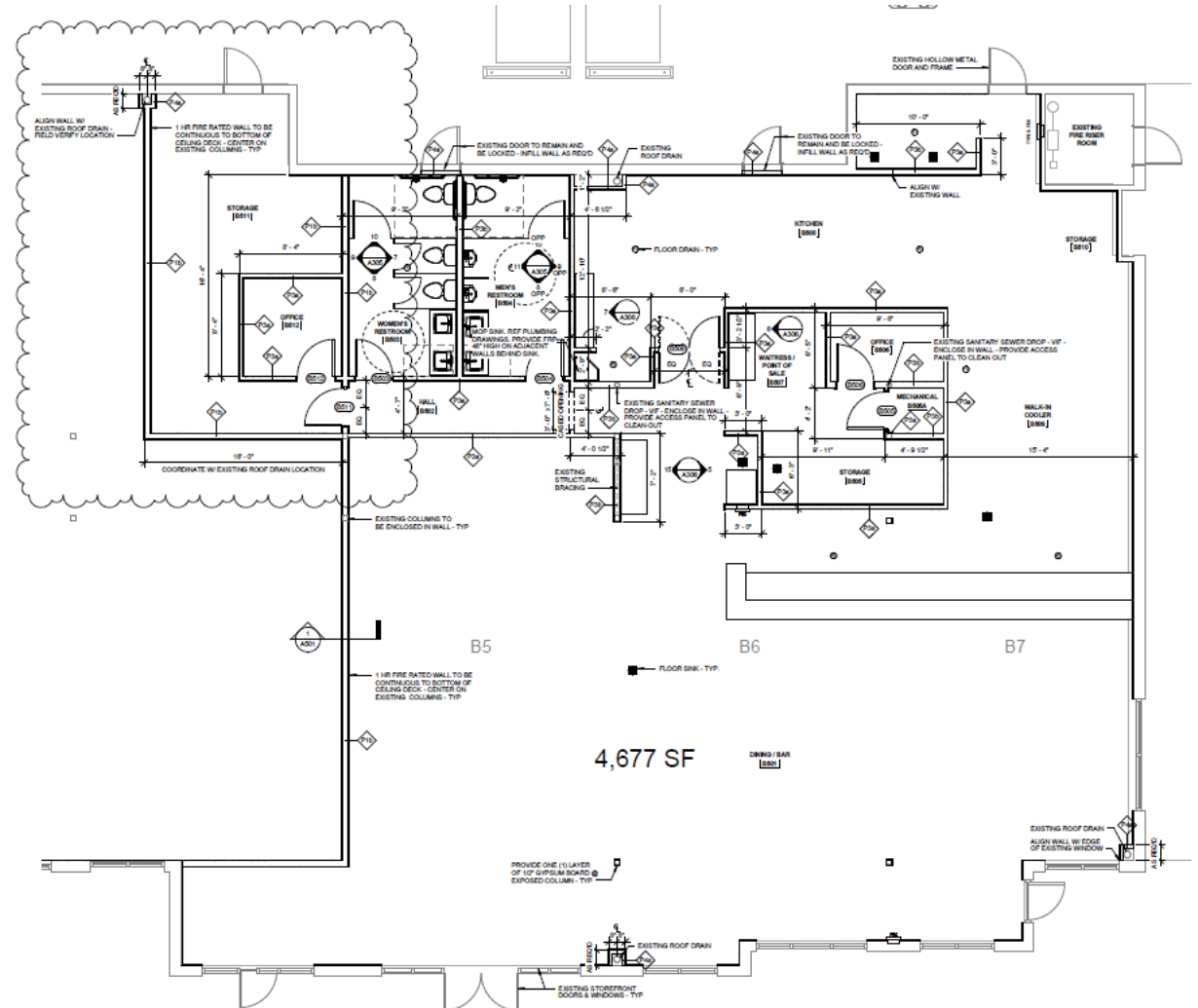
- Located across the street from Arkansas Colleges of Health Education's main campus
- Easy access to I-49, Hwy 255 and Hwy 22
- Adjacent to the future Celebration Park and trail system
- Access to grease trap for restaurant space
- Attractive Rent Rate and TI available
- Last available retail space in this development

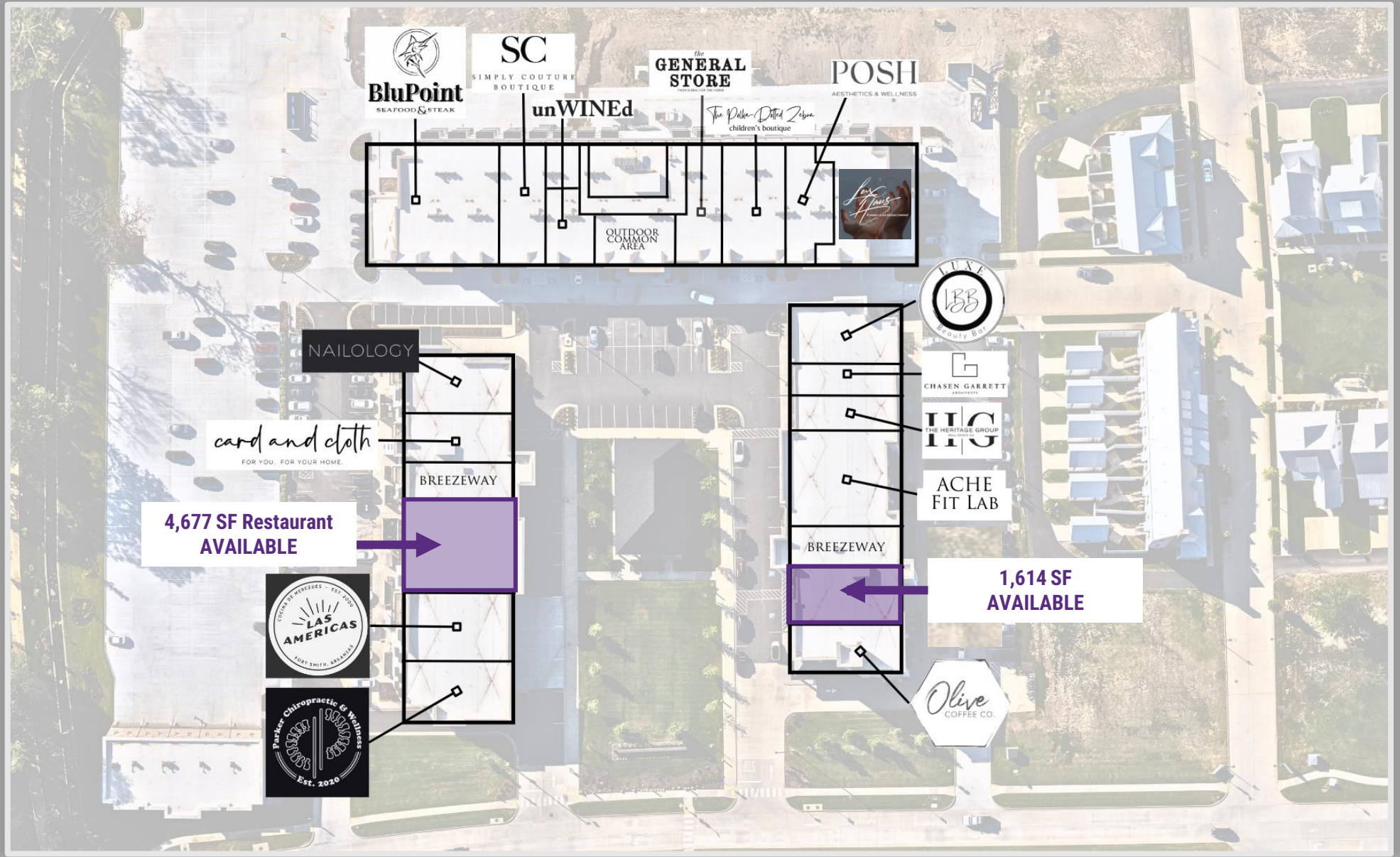


Available Space – Building A

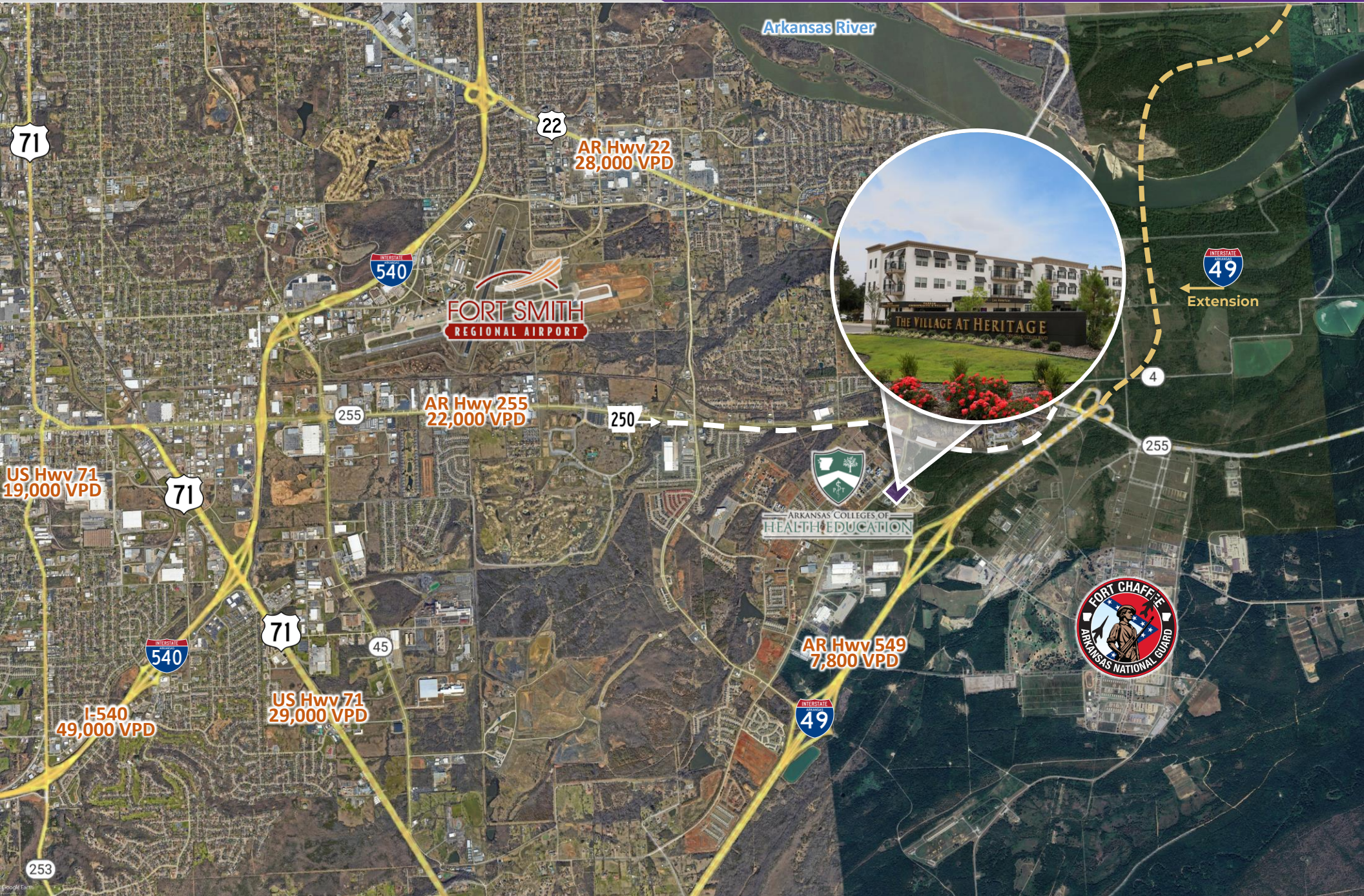
1st Floor Restaurant Space

Available Space	Suite A
Size (SF)	± 4,677 SF
Lease Type	NNN
Lease Rate	\$16.00/SF/YR
Notes	2 nd Generation restaurant opportunity with furniture equipment available. Includes additional patio space. Full-service kitchen with 26' vent hood and full bar area.









FORT SMITH, AR



Spanning more than 68 square miles of River Valley farmland, Fort Smith is the largest city in Western Arkansas and ranks as the state's third-largest populated city. Nearly 90,000 people proudly call Fort Smith home, and nearly 300,000 residents of the surrounding metropolitan region look to Fort Smith for shopping, entertainment, employment, education, healthcare, and more.

In Fort Smith, the quality of life is high, and the cost of doing business is low. In 2019, Forbes ranked Fort Smith 8th in the nation's "Best Places in America – Cost of Doing Business." Over 11,000 companies choose to do business in Fort Smith,

Fort Smith supports exceptional education and learning opportunities for all residents. The city is home to several colleges and universities, as well as one of the largest K-12 school districts in Arkansas. In Fort Smith, no resident is more than 2 ½ miles from a library where extensive technology offerings are available. Fort Smith is also home to many museums, performing art venues, and visual art experiences. In 2007, Fort Smith was selected as the site of the new United States Marshals Museum, which was brought to life through the private donations of community members.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

16,631

38,406

141,911

Households

7,245

16,543

56,722

Average Age

40.8

41.5

39.6

Average Household Income

\$89,772

\$108,298

\$79,878

Businesses

568

1,672

4,493

**Demographic details based on property location*

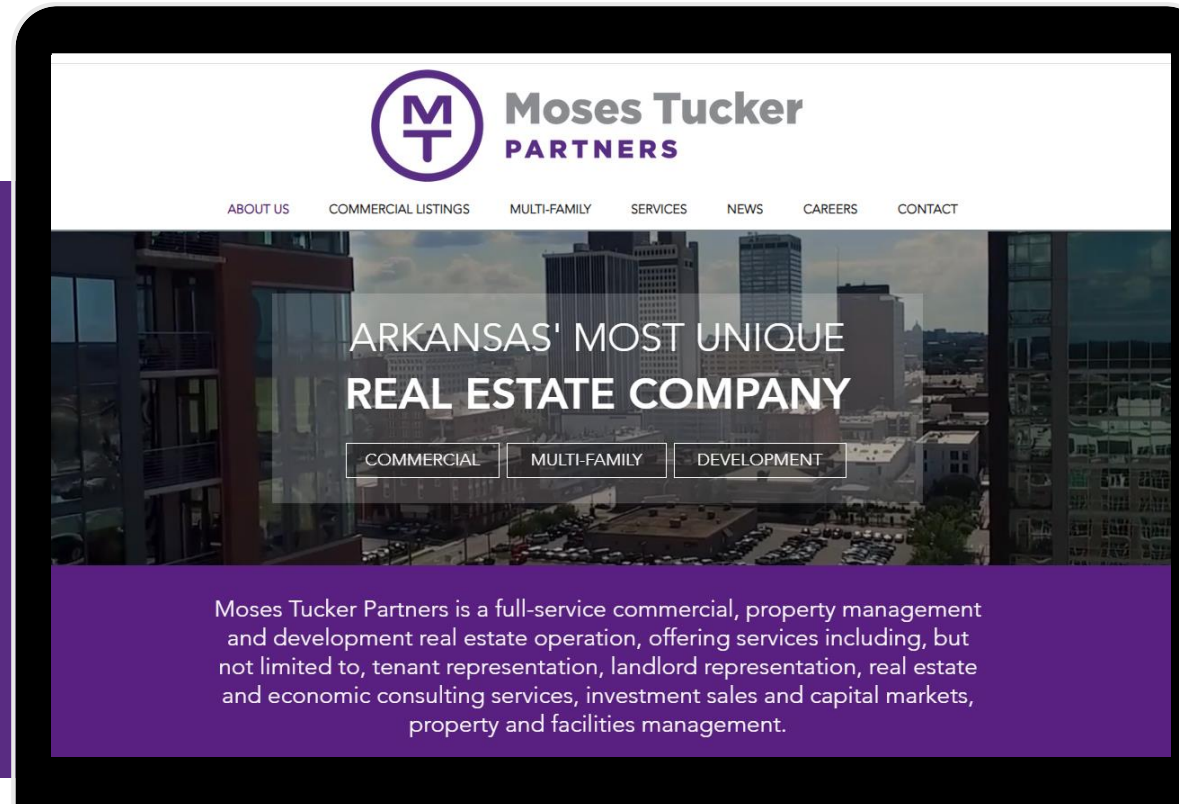
CONNECT

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