



# FOR SALE OR LEASE

6401 ROGERS AVE  
FT. SMITH, ARKANSAS

**SEITER &  
WRIGHT**  
COMMERCIAL PROPERTIES  
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

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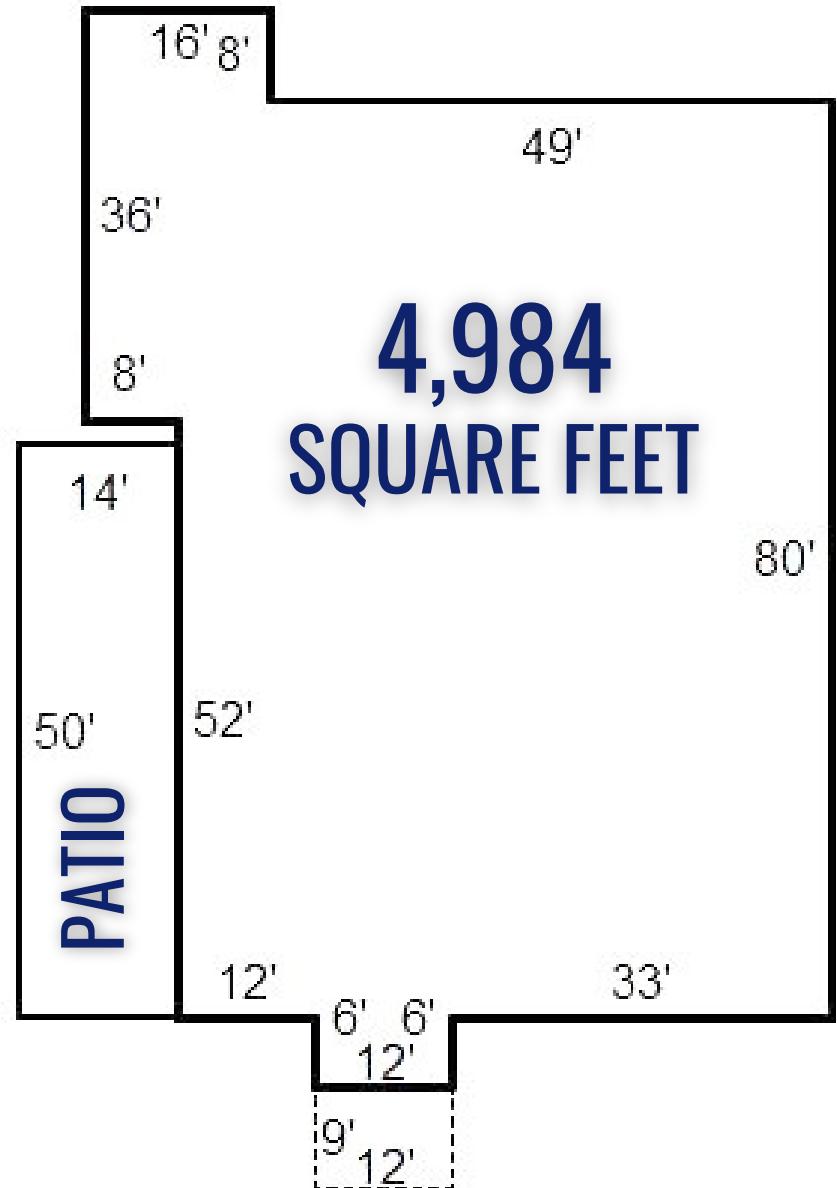
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Former Hooters restaurant building with 4,984 square feet on 1.07 acre. Purchase price is \$2,250,000. Lease price is \$36 per square foot, plus NNN.

All equipment still in place, includes tables, chairs, booths, kitchen equipment, in-in cooler/freezer, vent hood, cooktops, etc.

Location boasts 47,000 vehicles per day, this property has the highest traffic count on Rogers Avenue and the city of Fort Smith. Neighboring tenants include Starbucks, Chipotle, Chili's, McDonald's, Hobby Lobby, as well as, Bass Pro Shops Outpost (under construction).



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