



#### PROPERTY DESCRIPTION

±11,883 SF of flexible space on a spacious 2.24-acre lot

#### PROPERTY HIGHLIGHTS

- High-visibility frontage on Highway 71
- Ample on-site parking
- Flexible interior layout for a range of uses
- Suitable for retail, office, or medical tenants
- Easy access to Fort Smith and nearby communities
- Surrounded by residential, school, and civic uses
- Traffic Count: Hwy 71 (7,100 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	433	921	1,621
Total Population	1,082	2,289	4,027
Average HH Income	\$58,619	\$58,466	\$60,756

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AVAILABLE

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