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WAREHOUSE/OFFICE FLEX SPACE FOR SALE

1801 Brazil Avenue, Fort Smith, Arkansas

**REDUCED
PRICING!**



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Property Understanding

OVERVIEW

Offering	For Sale
Address	1801 Brazil Avenue
City/State	Fort Smith, AR 72908
Property Type	Office/Flex
Price	\$900,000
Building Size	16,320 SF
Lot Size	0.81 Acres

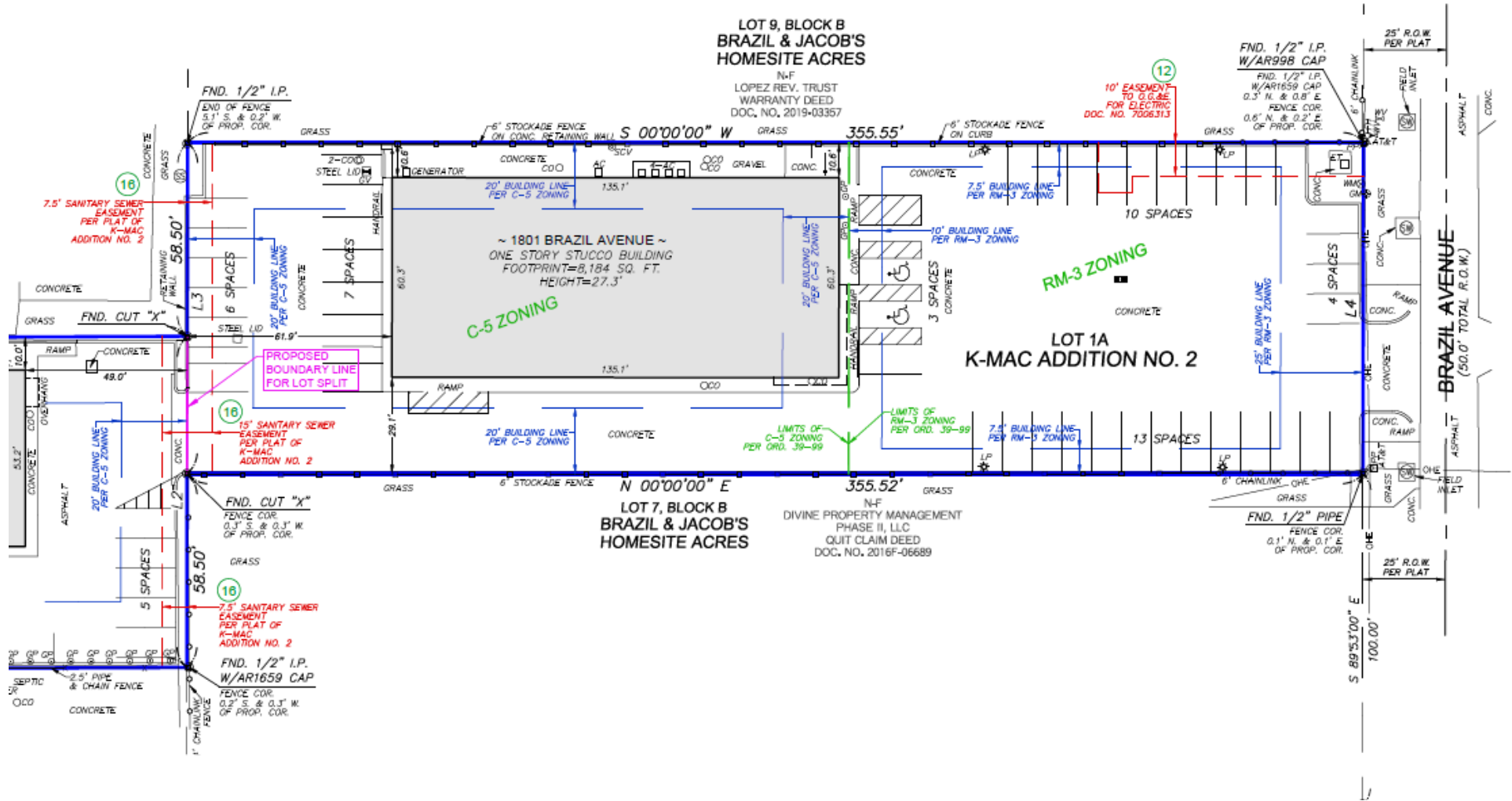
PROPERTY HIGHLIGHTS

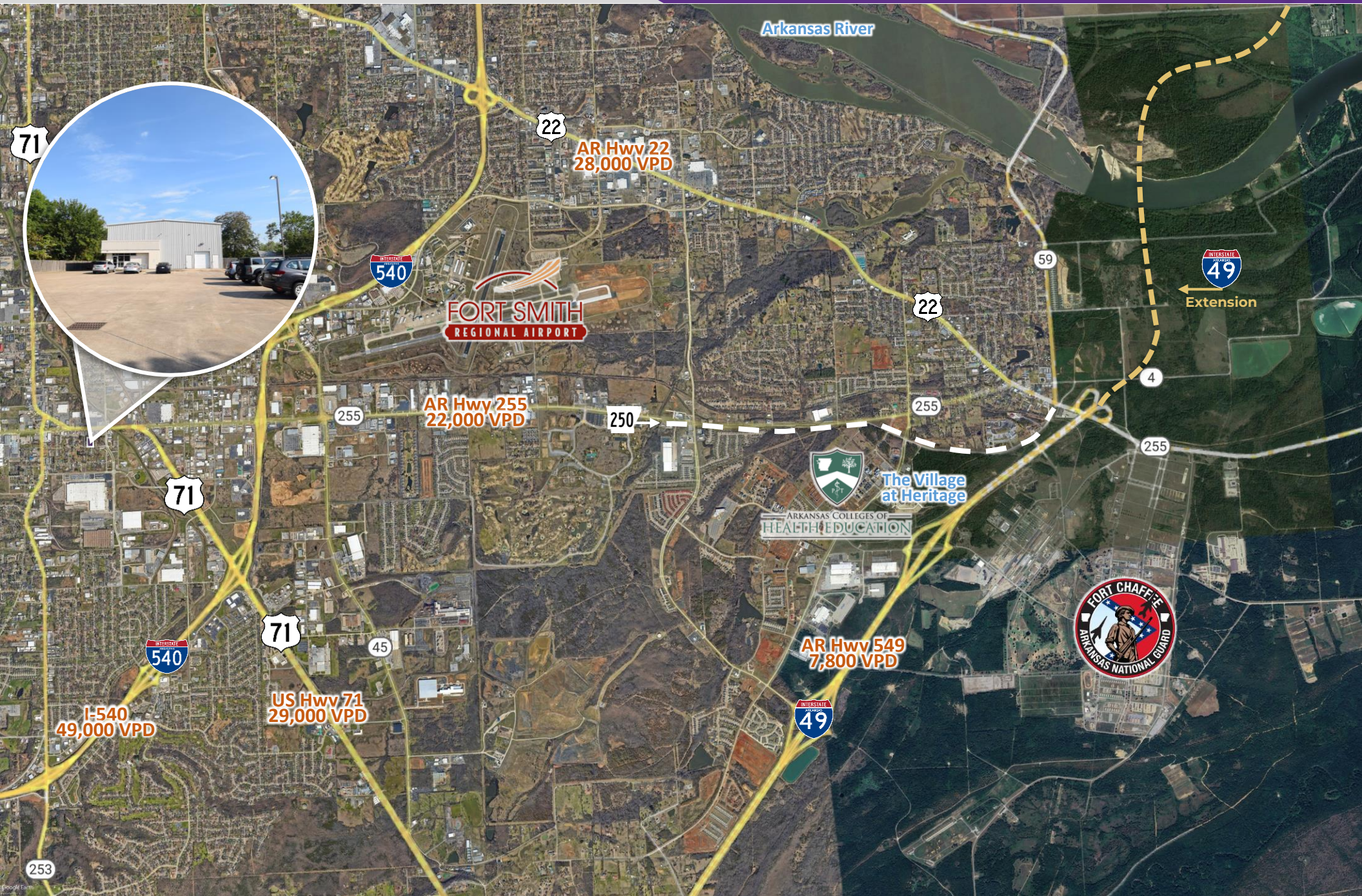
- The site is suitable for many different types of uses, including storage, warehouse, or service
- Minimal supply of like-kind property in the surrounding area
- Large dedicated parking field
- Large roll-up garage door to access storage space
- Elevator to 2nd floor storage space
- Concrete reinforced safe room
- Convenient proximity to Interstate 540 (1.5 miles)
- One mile from the Oklahoma/Arkansas border
- **Traffic Counts:** S Zero Street (26,000 VPD); Highway 271 S (14,000 VPD); Highway 71 S (29,000 VPD); Interstate 540 (56,000 VPD)





Survey









Fort Smith, Arkansas



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*

	3 MILES	5 MILES	10 MILES
Population	33,877	71,966	136,198
Households	14,509	30,452	54,711
Average Age	39.8	40.0	39.7
Average Household Income	\$76,611	\$81,187	\$78,561
Businesses	1,105	3,066	4,392

**Demographic details based on property location*

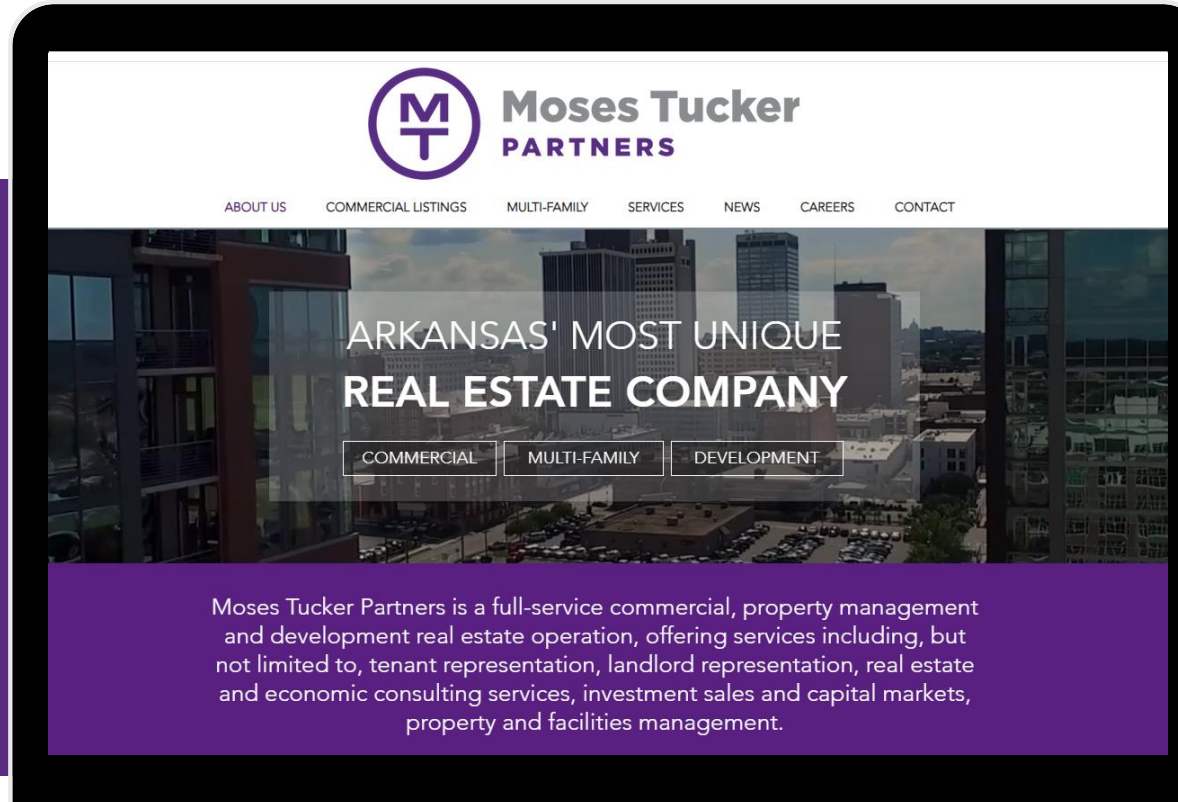
CONNECT

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