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TURNKEY RESTAURANT FOR LEASE

4511 Phoenix Ave, Fort Smith, AR



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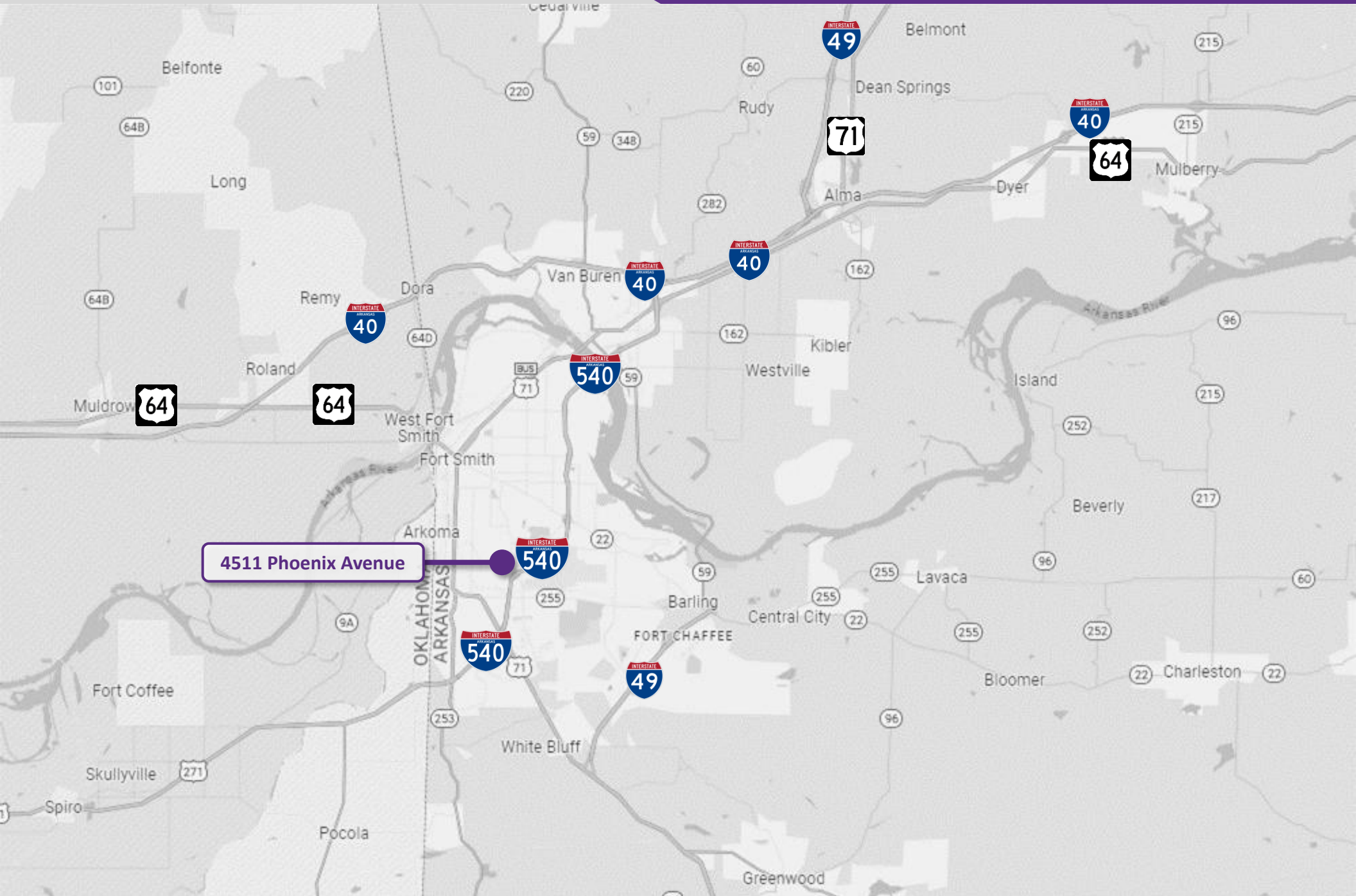
OFFERING SUMMARY

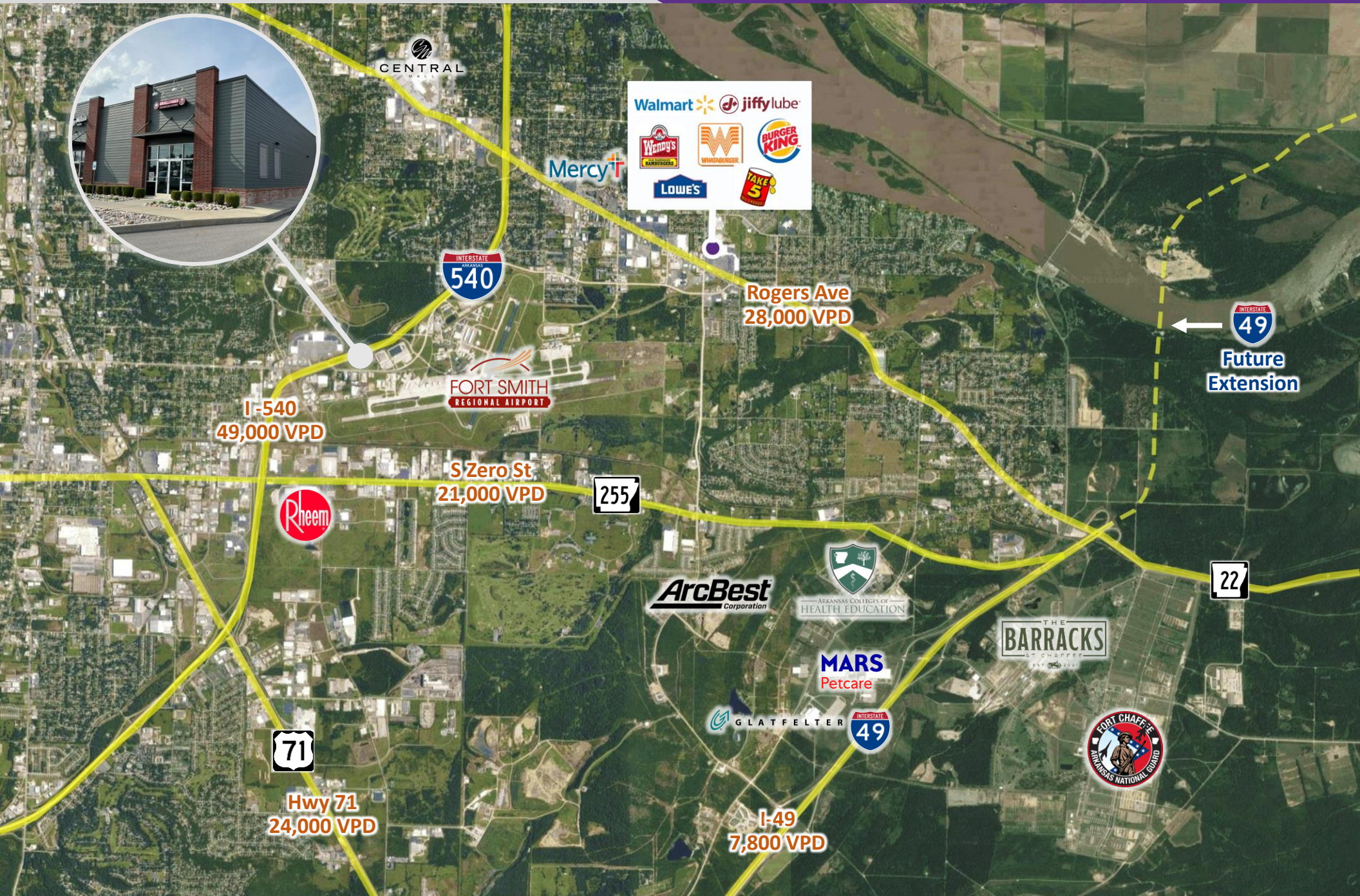
Offering	For Lease
Address	4511 Phoenix Ave, Fort Smith, AR 72903
Property Type	Restaurant
Lease Rate	\$26.00/SF
Lease Type	NNN - \$3.50/SF
Available SF	± 1,800 SF

PROPERTY HIGHLIGHTS

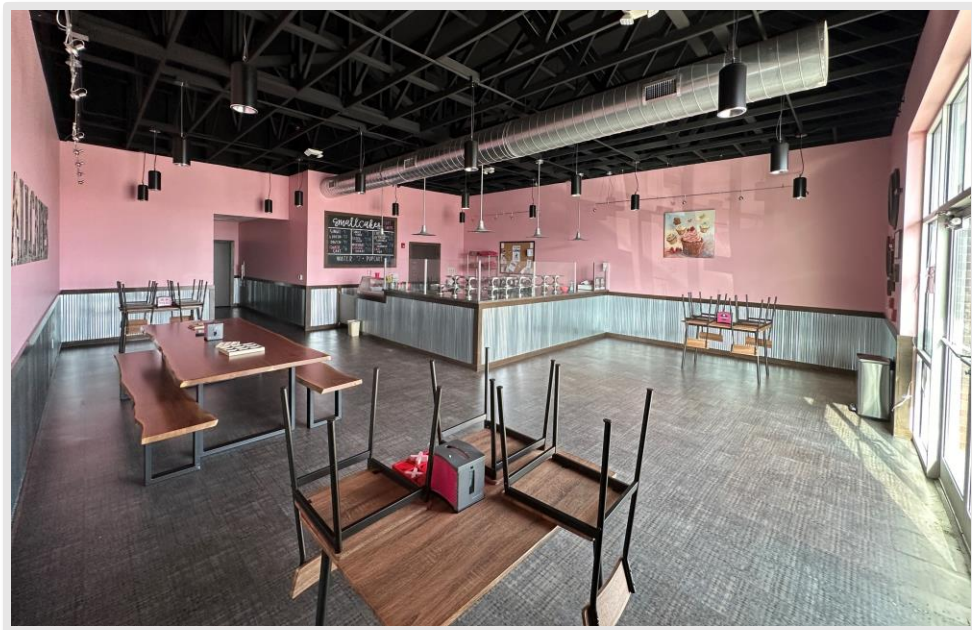
- Turnkey restaurant equipped with in-ground grease trap (25 gallons)
- FF&E negotiable
- Monument signage available
- Visibility from I-540 (49,000 VPD)
- Newer development and recently renovated
- Two fully equipped bathrooms in the space
- Located across from the Air National Guard (recently awarded a 25+ year mission) and a variety of national retailers, including Target, Best Buy, Academy Sports, Home Depot, Jersey Mike's, Tacos 4 Life and many others











FORT SMITH, ARKANSAS



Fort Smith is the third-largest city in Arkansas, and it is situated along the Arkansas River across from the Oklahoma state border. It is the manufacturing hub of Arkansas and was recently selected by the U.S. Department of Air Force to be the new home of the Foreign Military Sales Pilot Training Center. The new training center is projected to have an annual economic impact of \$800 million to \$1 billion.

The region has a long history of hard-working individuals across industries such as agriculture, construction, manufacturing, distribution, food processing, electronics, healthcare, and more. In addition to its qualified workforce, Fort Smith's cost of living averages 14% below the national average.

Fort Smith's unique origin as a western frontier military post in 1817 serves as the basis of its growing recreation and tourism industry. Downtown Fort Smith, specifically, has experienced rapid revitalization in recent years with the introduction of many new buildings and projects. Notably, "The Unexpected" is a public art initiative aimed at bringing urban and contemporary art to Arkansas. The initiative culminates in an annual week-long evening in downtown Fort Smith.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	41,631	89,386	142,939
Households	18,360	37,116	57,194
Average Age	40.4	39.7	39.6
Average Household Income	\$82,748	\$78,876	\$79,097
Businesses	2,095	3,347	4,569

**Demographic details based on property location*



THANK YOU



Eric Nelson

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DISCLAIMER

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