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RETAIL BUILDING FOR SALE

3827 Midland Blvd, Fort Smith, AR



CONTACT US TODAY
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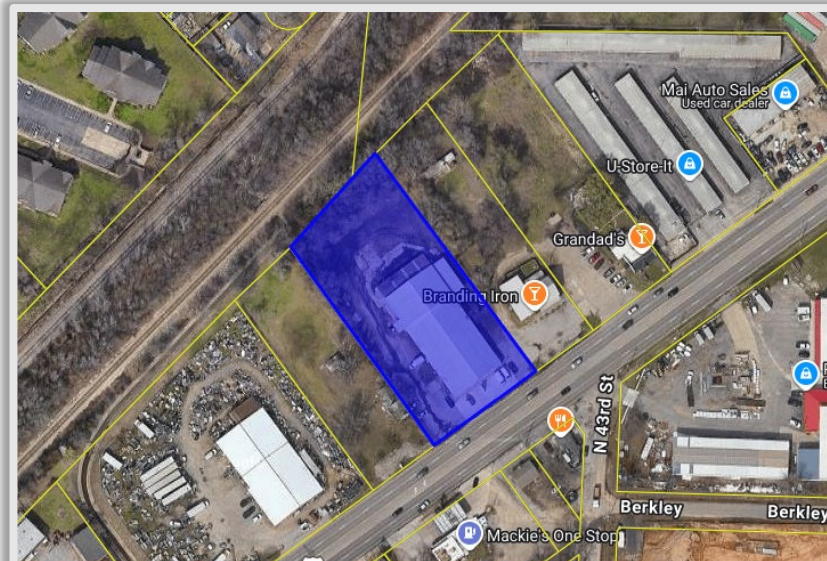
Property Understanding

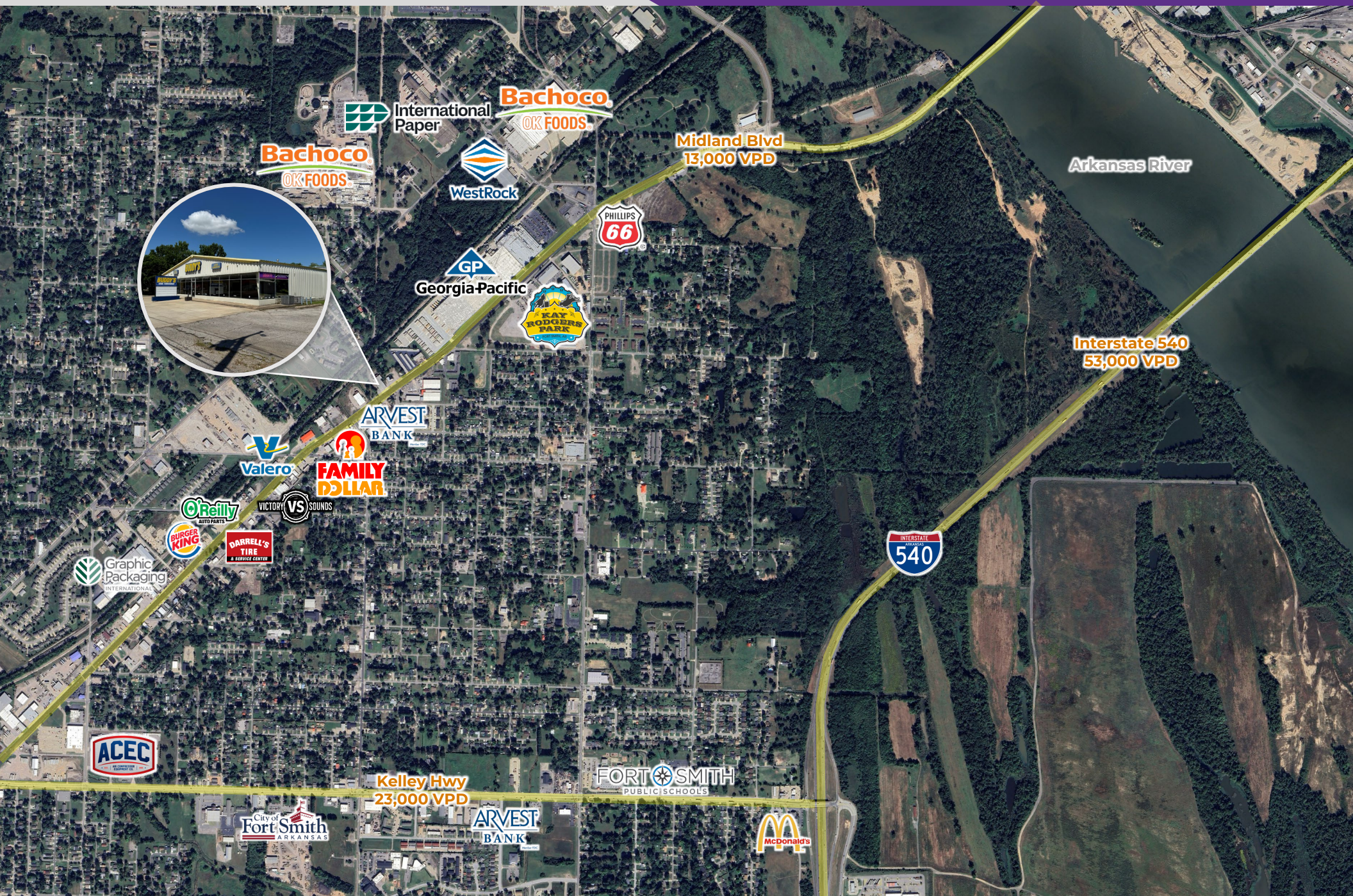
OVERVIEW

Offering	For Sale
Price	Contact Agent
Address	3827 Midland Blvd, Fort Smith, AR 72904
Property Type	Retail
Building & Lot Size	±16,123 SF ±1.446 Acres
Year Built	1955
Zoning	I-1
Frontage	Midland Blvd – ±176 feet of frontage
Traffic Count	Midland Blvd – 13,000 VPD

PROPERTY HIGHLIGHTS

- ±16,123 SF freestanding commercial building ideal for an owner-user purchase
- Located north of downtown Fort Smith along Midland Blvd, a major arterial with 13,000 VPD, providing exceptional daily visibility and brand exposure
- Prominent signage opportunities and clear line-of-sight from Midland Blvd
- I-1 zoning allows for a mixture of light manufacturing, office, and limited retail/service retail land uses
- Available acreage offers development and higher use potential
- Approximately 2.0 miles from I-540, offering convenient proximity for businesses needing strong highway connectivity
- Positioned within a dense industrial corridor near large-scale users, including Bachoco USA, International Paper, and Georgia-Pacific, among others







Fort Smith, AR



Fort Smith is the largest city in Western Arkansas and the state's third-most-populated city. Strategically positioned on the Arkansas-Oklahoma border along the Arkansas River, and at the crossroads of Interstate 40 and Interstate 49, Fort Smith offers direct access to major regional markets, making it a valuable logistics, manufacturing, and distribution center for the Mid-South. The broader Fort Smith metro serves roughly 250,000 residents across western Arkansas and eastern Oklahoma.

In 2019, Forbes ranked Fort Smith 8th in the nation's "Best Places in America – Cost of Doing Business." Fort Smith has long been recognized as one of Arkansas' premier industrial and manufacturing markets, with major area employers including ArcBest, ABB Motors & Mechanical, Rheem, OK Foods, Mercy Hospital Fort Smith, Baptist Health, and the University of Arkansas-Fort Smith. The city is also home to the Arkansas National Guard's Fort Chaffee Joint Maneuver Training Center, which supports military training, logistics, and occasional deployments.

A major catalyst for the city's next chapter is Chaffee Crossing, a transformative master-planned mixed-use district redeveloped from the former Fort Chaffee military base. Since its inception, the area has generated more than \$2.5 billion in investment. Chaffee Crossing is home to Arkansas College of Health Education, one of the state's most significant higher-education investments, as well as new housing communities, healthcare uses, entertainment concepts, and business parks.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

39,557

81,007

142,784

14,678

31,725

56,974

37.5

38.8

39.8

\$61,558

\$74,361

\$83,405

911

2,926

4,484

**Demographic details based on property location*

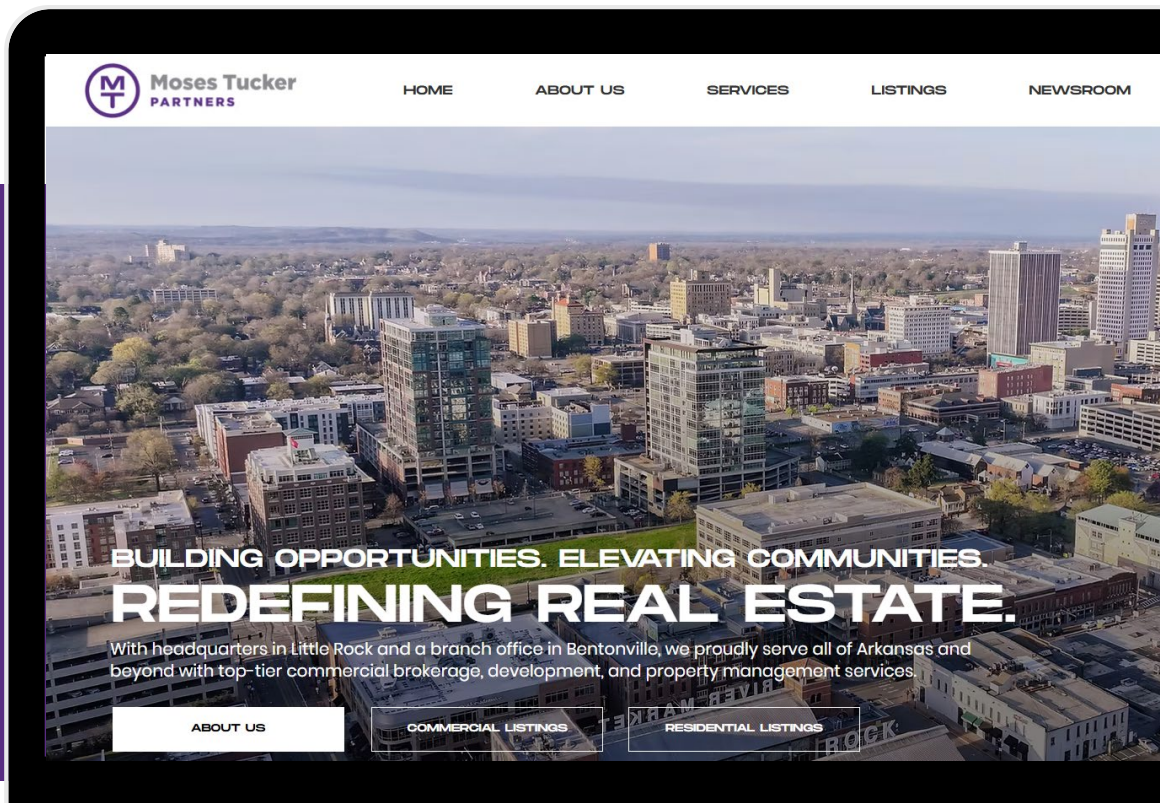
CONNECT

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