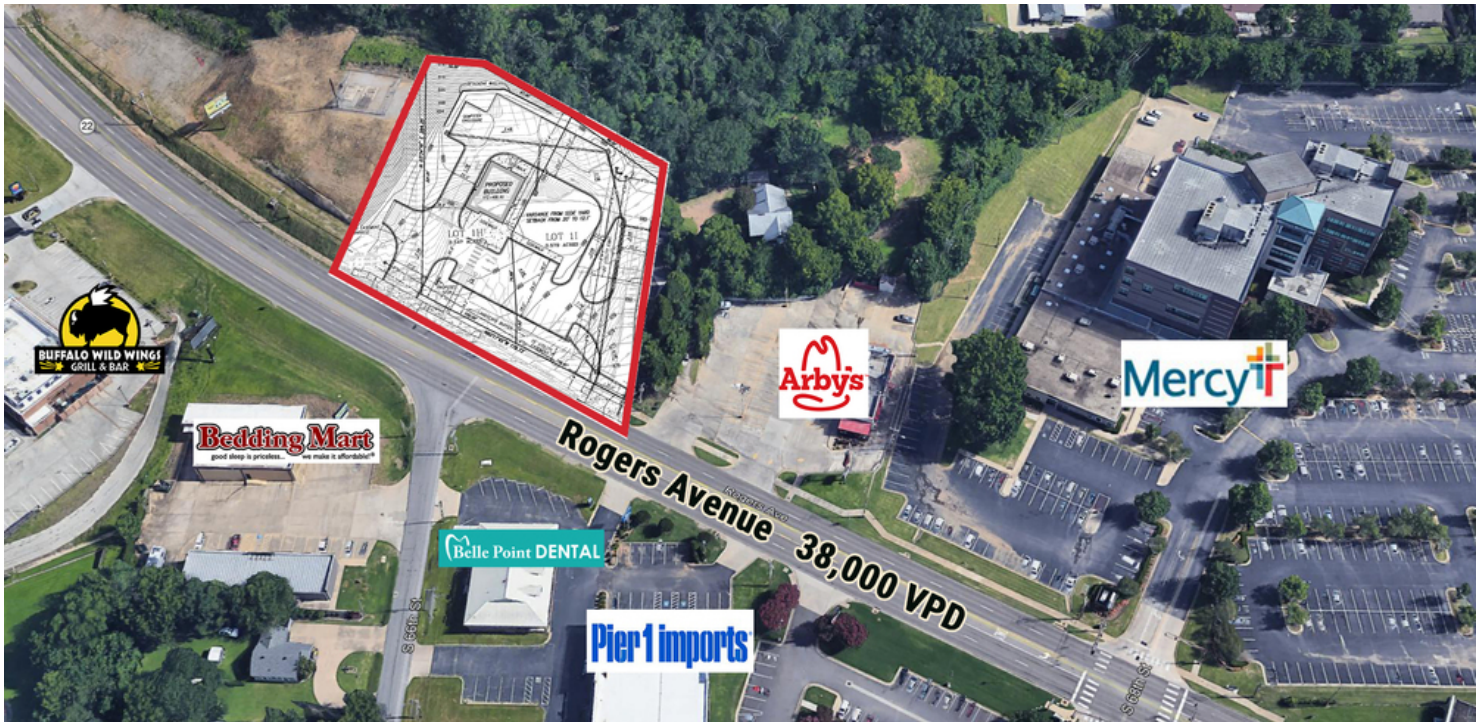


# NEW RETAIL CONSTRUCTION 6609 ROGERS AVE



## OFFERING SUMMARY

Space Available:	1,000 - 3,000 SF
Zoning:	C-5
Lease Rate:	N/A

## PROPERTY OVERVIEW

Scheduled for completion in Q2 2020, this development will include a new 1,500 SF Andy's Frozen Custard with drive-thru, and an additional 3,000 SF of high-end retail fronting Rogers Avenue. The development is situated strategically between I-540 and the Mercy Medical Campus. This trade area is one of the strongest retail corridors in the Fort Smith market, and is surrounded by national credit tenants including Buffalo Wild Wings, Starbucks, Chick-Fil-A, Chili's, Outback Steakhouse, Arby's, Pier One Imports, AT&T and many others.

## PROPERTY HIGHLIGHTS

TI:	Negotiable	<ul style="list-style-type: none"> <li>1.126 acre development on Rogers Avenue</li> <li>3,000 square feet of new retail construction</li> </ul>
Delivery:	Negotiable	<ul style="list-style-type: none"> <li>New 1,500 SF Andy's Frozen Custard (first in Fort Smith)</li> <li>2 access points from Rogers Avenue</li> </ul>
Co-Tenant:	Andy's Frozen Custard	<ul style="list-style-type: none"> <li>270 feet of frontage on Rogers Avenue (38,000 VPD)</li> <li>Planned development to east and west of site</li> </ul>
Traffic Counts:	I-540: 47,000 VPD Rogers Ave: 38,000 VPD	



**Newmark**

Moses Tucker Partners **Eric Nelson** Associate Director 501.951.1802 [enelson@newmarkmtp.com](mailto:enelson@newmarkmtp.com)

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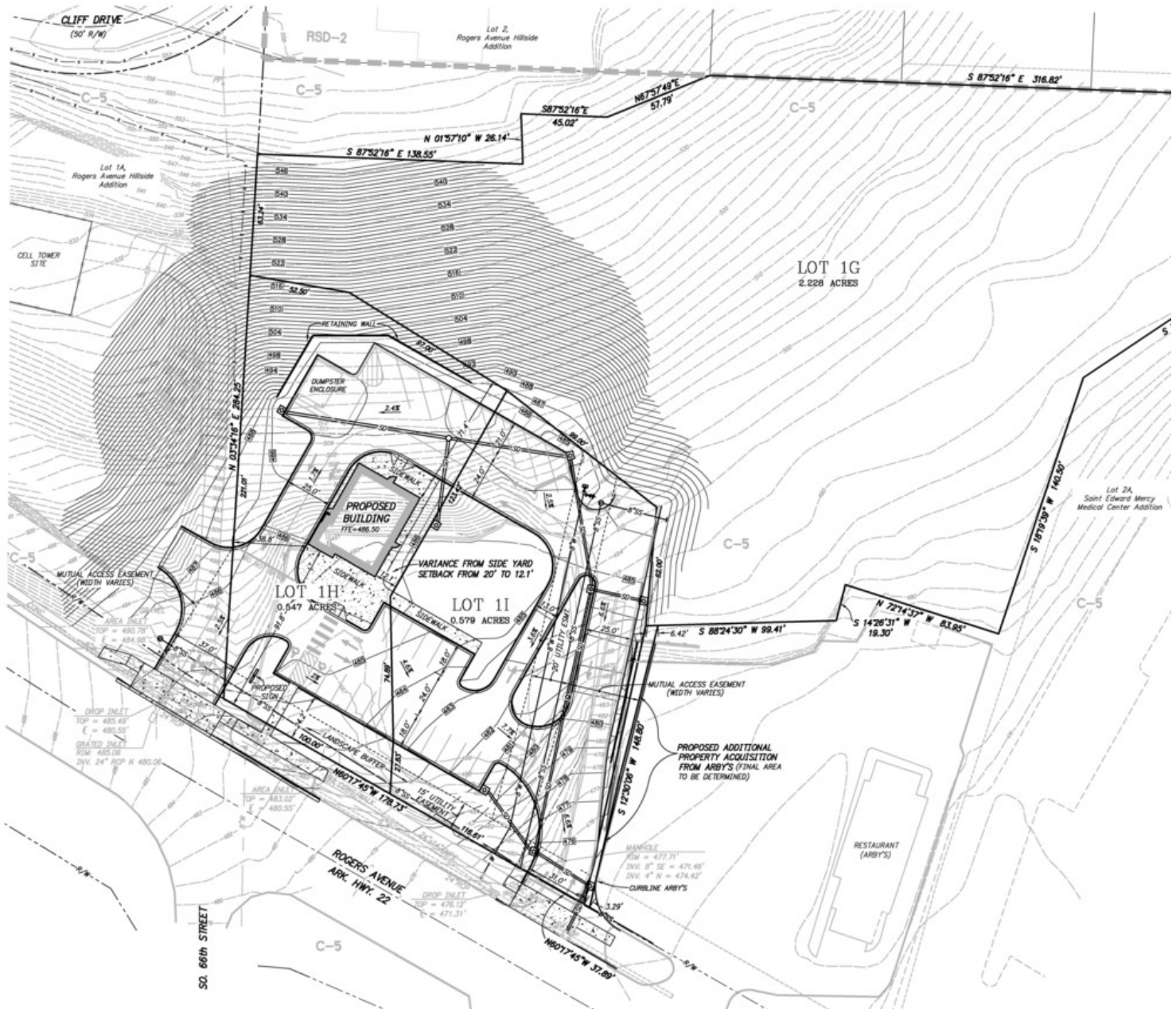


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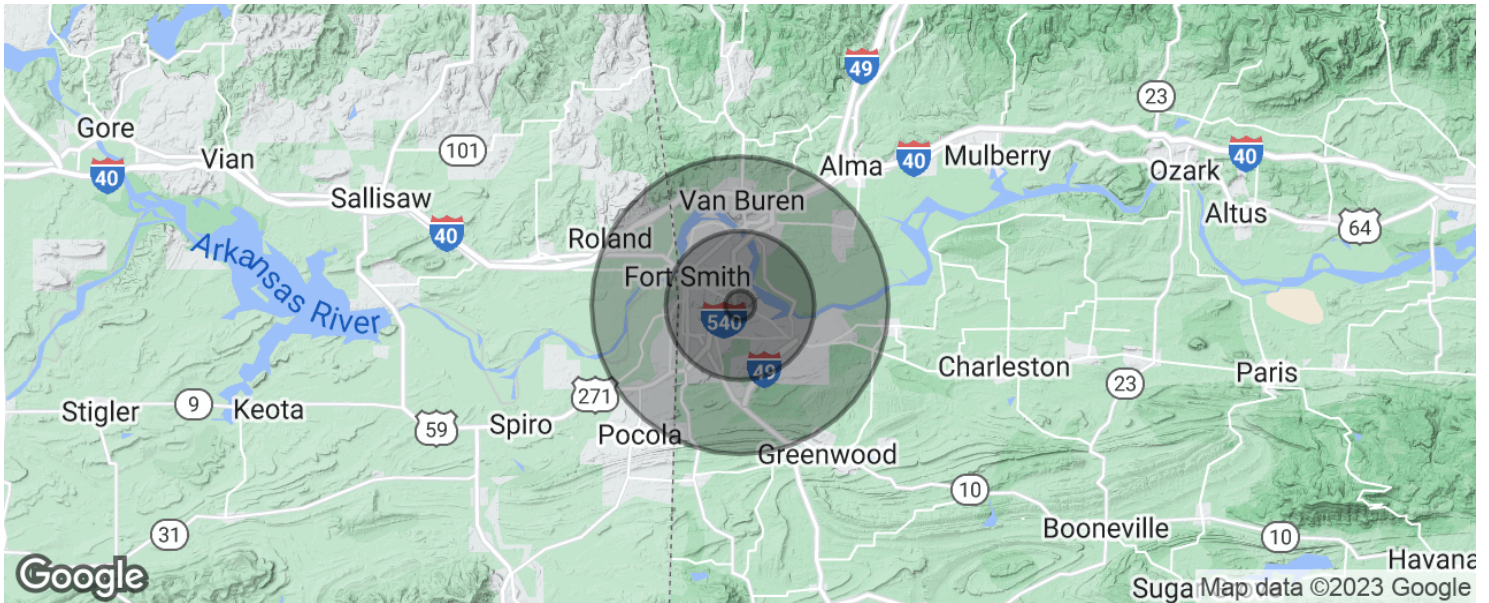
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# NEW RETAIL CONSTRUCTION

## 6609 ROGERS AVE



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,568	91,932	157,912
Median age	40.4	35.6	36.0
Median age (Male)	38.1	34.3	34.5
Median age (Female)	42.3	37.0	37.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,097	36,746	62,013
# of persons per HH	2.3	2.5	2.5
Average HH income	\$74,114	\$50,928	\$52,256
Average house value	\$257,261	\$167,470	\$155,670

\* Demographic data derived from 2020 ACS - US Census



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