

Representative photo

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# SITE SUMMARY



Building Square Footage: **3.030 SF** 



Total Lot Size: **0.82 AC** 



Year Built:

Brand new construction



Zoning:

**Commercial Heavy** 



Traffic Counts:

Rogers Ave: 38,000 vehicles per day I-540: 50,000 vehicles per day

Offering memorandum available upon execution of confidentiality agreement

# OFFERING SUMMARY

## ADDRESS:

- 7501 Rogers Avenue, Fort Smith, AR

### LEASE HIGHLIGHTS:

- 15-year primary lease term
- Corporate backing
- Absolute net lease
- Rental increases
- Fee-simple ownership
- Reverse build-to-suit

### RENT COMMENCEMENT:

- September 26, 2019

Lease available upon completion of confidentiality agreement

