



For Lease

# BUILD TO SUIT

806 South 21st Street, Fort Smith, AR

## PROPERTY INFORMATION

- **\$15/SF/YR/NNN**

Build to Suit opportunity available. 4,823 SF of new construction available and will be designed to fit your needs. Perfect location on 21st Street just off of Rogers Avenue and conveniently located to Sparks Hospital. Great location for professional office or medical office. The owners have interest in shared ownership with a tenant also.



## DEMOGRAPHICS

### Total Population

1 mile.....	13,153
3 mile.....	52,866
5 mile.....	75,375



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**For more information please contact:**

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