

# 5101 Old Greenwood Road Fort Smith, Arkansas

## Property Information

- ◆ \$675.00/Mo/Gross (includes utilities)
- ◆ 560 SF
- ◆ 2nd Floor
- ◆ Covered Entry
- ◆ 4 Private Offices
- ◆ Close to I-540 & Phoenix Avenue

## Demographics

2017 Total Population

1 mile.....	3,244
3 mile.....	39,956
5 mile.....	85,298

## Traffic Count

Old Greenwood Rd	16,000 V.P.D.
Phoenix Ave	21,000 V.P.D.
I-540	47,000 V.P.D.



## Major Employers

Company	Local Employees
Sparks Health System	2,400
Baldor Electric Company	2,393
OK Foods	1,800
Fort Smith Public Schools	1,783
Mercy Hospital Fort Smith	1,487
188th Fighter Wing	1,100
University of Arkansas—Fort Smith	951
Arkansas Best	936
City of Fort Smith	914
Rheem-Ruud	900



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S 34th St

S 35th St

540

47,000 VPD

Century Dr

4,700 VPD

6,800 VPD

Phoenix Ave

16,000 VPD

Raymond F. Orr Elementary

Southview Dr

S-35 Dr

LifeWay  
Carter's  
Dick's  
Petco

23,000 VPD

24,000 VPD

5,400 VPD

Old Greenwood St

Old Greenwood St

39,000 VPD

540

Phoenix Ave

5101 Old Greenwood Rd

Savannah St

S 46th St

14,000 VPD

FedEx

Starbucks  
DENTISTRY & BRACES

Leigh Ave

42,000 VPD

4,800 VPD

Best Buy  
Eye-Mart  
at&t

540

THE HOME DEPOT

