

# 5704 Euper Lane Fort Smith, Arkansas

## Property Information

- Lease Rate: \$14 SF/NNN
- Available Space: 3,400 SF
- 1st Floor
- Covered Entry
- Lobby/ Reception Area
- 5 Private Offices
- Conference Room
- Copy Room
- Work Room
- Kitchen/Break Room
- 4 Restrooms

## Demographics

Total Population

1 mile.....	5,806
3 mile.....	52,076
5 mile.....	90,690

## Traffic Count

Waldron Rd	15,000 V.P.D.
Rogers Ave	35,000 V.P.D.
I-540	50,000 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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