



Tropical Smoothie Anchored Retail Center Offering Memorandum



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SITE SUMMARIES



Building Square Footage:
2,530 SF



Total Lot Size:
0.51 AC



Year Built/Remodeled:
2014



Zoning:
C-5, Commercial



Traffic Counts:
Rogers Ave: +/- 40,000 vehicles per day



Drive-thru in-place

Offering memorandum available upon
execution of confidentiality agreement

OFFERING SUMMARY

ADDRESS:

- 6901 Rogers Avenue, Fort Smith, AR
Tropical Smoothie & Stella's Nails

HIGHLIGHTS:

Natural State Retail Group is pleased to present the opportunity to acquire the **leasehold interest** of a two-bay Tropical Smoothie and Stella's Nails retail center equipped with drive-thru. Tropical Smoothie is a part of Dyne Hospitality Group which is the largest Tropical Smoothie franchisee in the country. Tropical Smoothie will sign a new ten (10) year lease upon close of escrow.

The subject property's real estate is irreplaceable along the high trafficked corridor of Rogers Avenue and is adjacent to one of the state's largest hospitals, Mercy.

GROUND LEASE OVERVIEW:

- NNN
- Currently in year 6 of the primary 15 year term
- Four (4), five (5) year options remaining

