



MAIN STREET FORT SMITH COMMERCE COLLECTIVE

A Downtown Business Incubator

Activate Your Storefront. Strengthen Your Asset. Build Downtown Momentum.

TheCommerce Collective is a structured retail incubator designed to reduce vacancy, strengthen downtown Fort Smith's commercial corridor, and create a pipeline of lease-ready small businesses.

Through curated short-term placements, vacant storefronts become active retail environments — increasing foot traffic, improving corridor perception, and supporting long-term property value.

WHY PROPERTY OWNERS PARTICIPATE

Reduce Vacancy Without Long-Term Risk

Activate your space while evaluating potential long-term tenants.

Create a Tenant Pipeline

Test emerging businesses in a real retail environment before committing to a permanent lease.

Increase Corridor Stability

Active storefronts improve safety perception, walkability, and investment confidence.

Support Economic Growth

Incubating small businesses strengthens Fort Smith's retail ecosystem and drives sustained downtown activity.

STRUCTURED RISK PROTECTION

Main Street Fort Smith assumes lease responsibility and carries organizational liability coverage during the program term.

Master Lease Structure

Main Street enters into a 6–12 month lease with the property owner and subleases to participants for 4–6 months.

Dual Insurance Coverage

- Main Street Fort Smith carries liability insurance.
- Each participant is required to carry their own business liability insurance.

Managed Subleasing

Main Street oversees recruitment, vetting, agreements, and coordination.

Defined Operating Standards

Participants must meet compliance requirements and maintain consistent public hours.

Property owners lease to one entity — Main Street Fort Smith — not individual pop-up operators.

PARTNER WITH US

If you have a vacant downtown property and would like to explore participation:

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