

8101 McCLURE DRIVE FORT SMITH, AR 72916

Medical Office Park For Sale

18,239 SF on 2.38 Acres MOL

\$4,500,000 (\$246.72/SF)

85% Occupied



NAIRED

COMMERCIAL
REAL ESTATE

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405.840.0600

NAIRED.COM

MATTHEW PIERCE

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CADE FLESNER

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8101 McCLURE DRIVE

Women's Center for
Health and Wellness

Arkansas Vein Clinic
and Skin Care



Crafton Tull



Sills
Family
Medicine

Edward Jones



HIGHLANDS
RESIDENTIAL MORTGAGE

JAMES E. KELLY III, MD

 **BIG THERAPY**

Professionally Managed by

CMC
ASSET
MANAGEMENT

PROPERTY HIGHLIGHTS

- Multi-Tenant NNN Medical Office Park
- Actual NOI: \$340,596.96
- Cap Rate: 7.57%
- Reputable Tenant Mix
- 2,755 SF Vacant
- Built: 2017
- Parking Ratio: 3.33/1,000 SF
- Sale Leaseback Potential on the Sole Vacancy

LOCATION HIGHLIGHTS

- Easy Access to Highway 49

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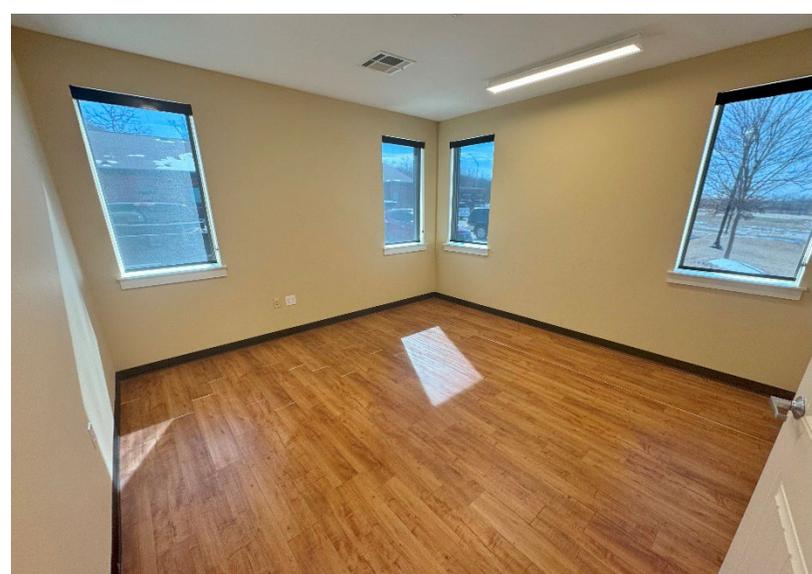
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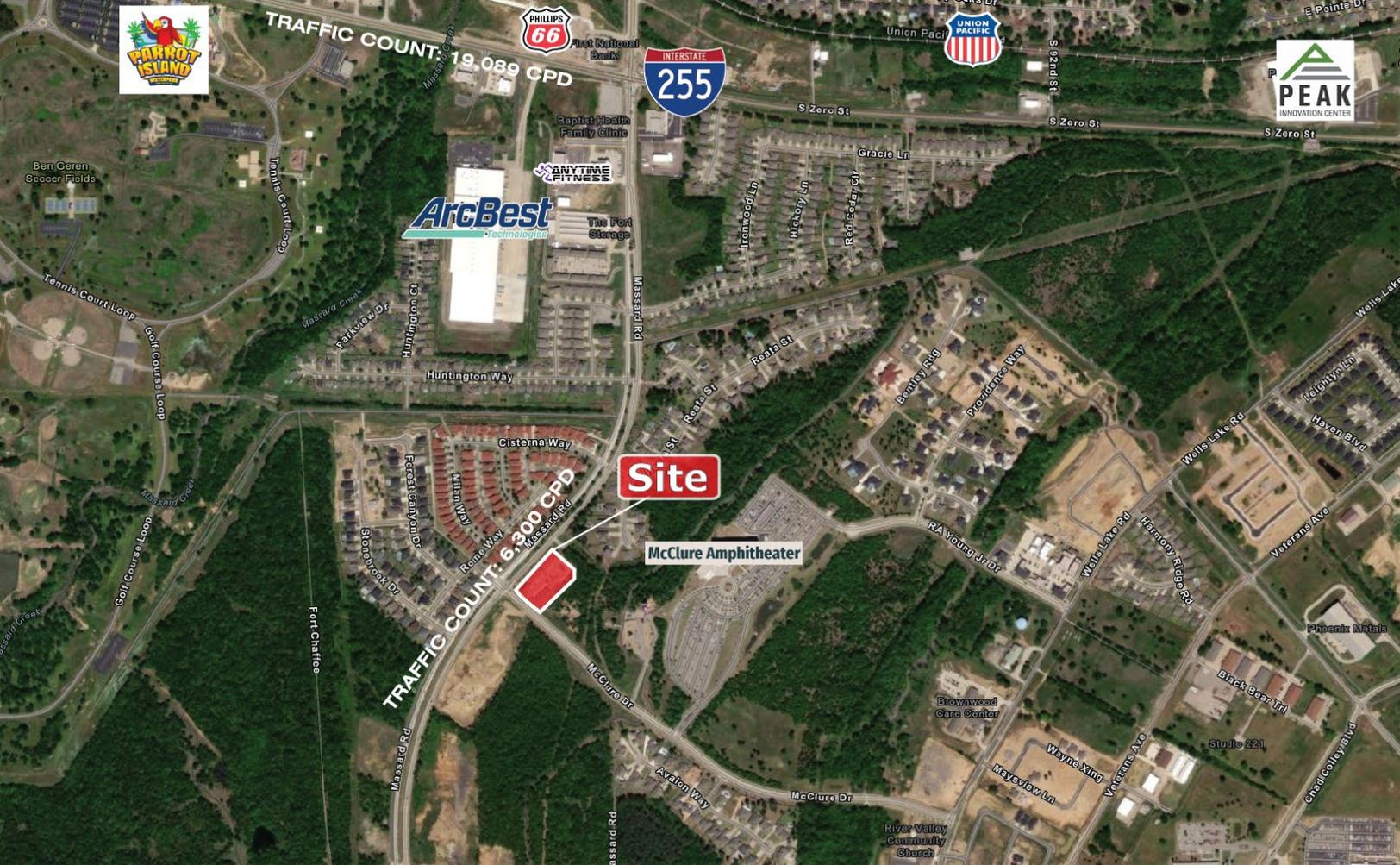
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,870	18,606	56,828
AVERAGE HOUSEHOLD INCOME	\$112,296	\$89,985	\$86,587
TOTAL HOUSEHOLDS	889	8,116	24,354

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