

**SELF STORAGE OPPORTUNITY**

# 724 W SYCAMORE ST

FAYETTEVILLE, ARKANSAS 72703



**COREY FUHRMAN**  
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5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

### OFFERING SUMMARY

<b>OFFERING</b>	FOR SALE
<b>TYPE</b>	SELF STORAGE
<b>PRICE</b>	\$975,000
<b>LAND SIZE</b>	1.58 AC
<b>TOTAL SF</b>	10,424 SF
<b>NUMBER OF UNITS</b>	96
<b>OCCUPANCY</b>	100%
<b>2024 PROJECTED NOI</b>	\$60,700
<b>PRO-FORMA NOI</b>	\$70,300
<b>PROP-FORMA CAP</b>	7.2%

\*Financials Available upon request

### PROPERTY HIGHLIGHTS

- + 94 RENTABLE UNITS FULLY OCCUPIED
- + EXCELLENT LOCATION NEAR UNIVERSITY AND MULTI-FAMILY
- + VALUE ADD POTENTIAL
- + PROPERTY IS AT THE DIRECT INTERSECTION OF THE GREENWAY TRAIL AND THE MIDTOWN TRAIL



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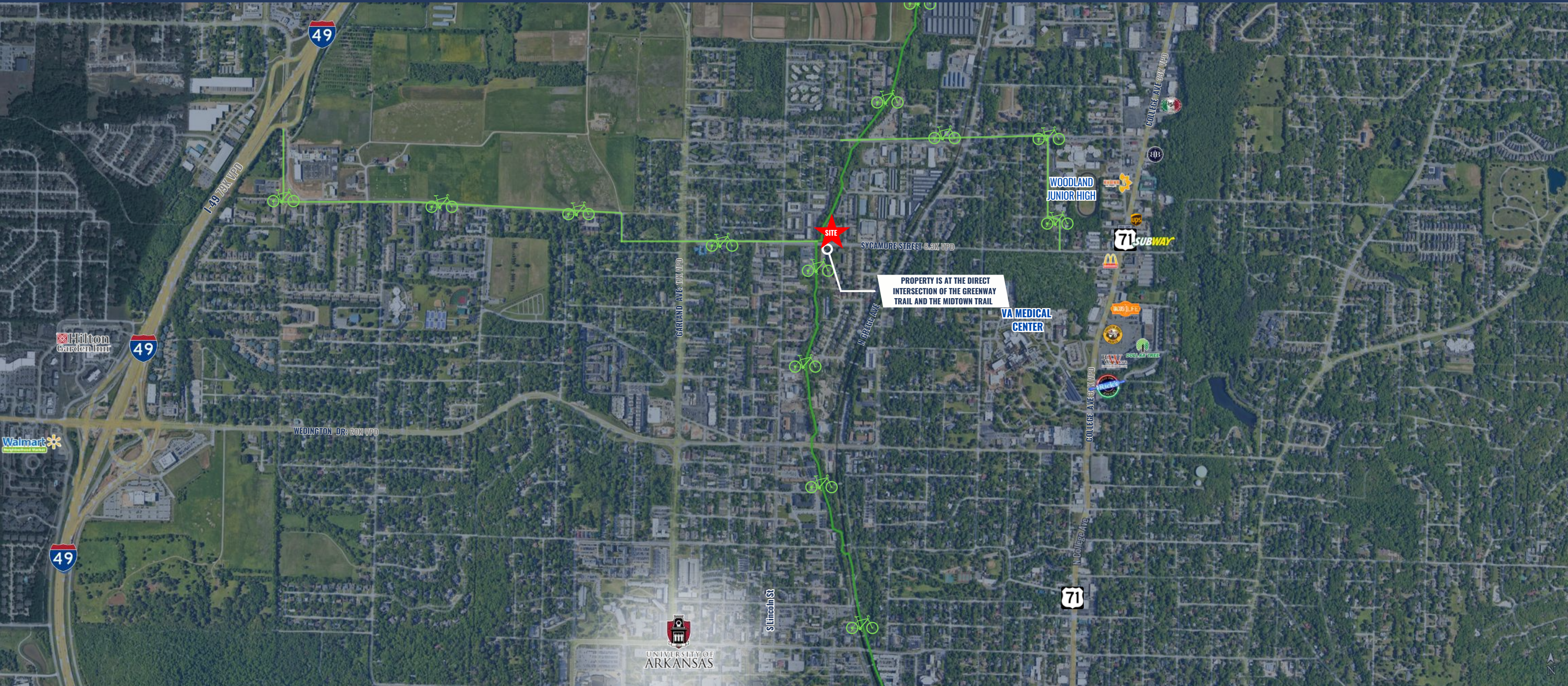
UNITS	WIDTH		LENGTH	TYPE
1	10	x	10	CURRENT OFFICE
1	10	x	20	CURRENT MAINTENANCE
12	5	x	10	
71	10	x	10	
9	10	x	20	
1	15	x	25	
1	10	x	25	



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**INTERSTATE-49**

 2 MILES  5 MIN

**HWY 71B**

 0.7 MILES  2 MIN

**UNIVERSITY OF ARKANSAS**

 1.3 MILES  5 MIN



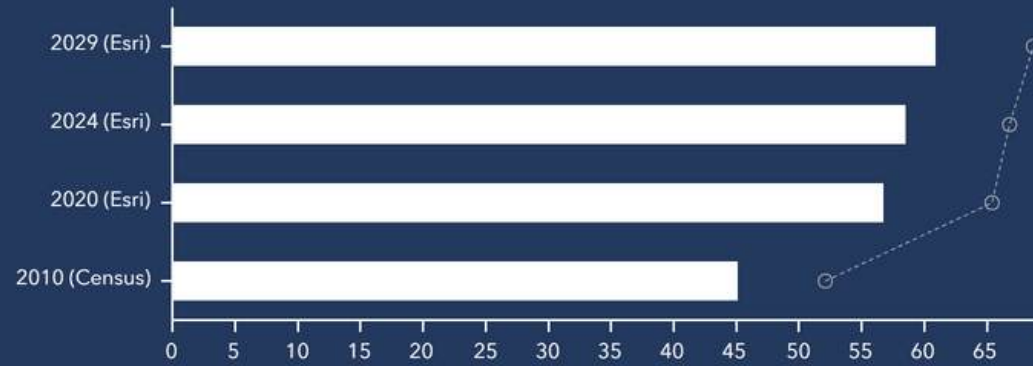
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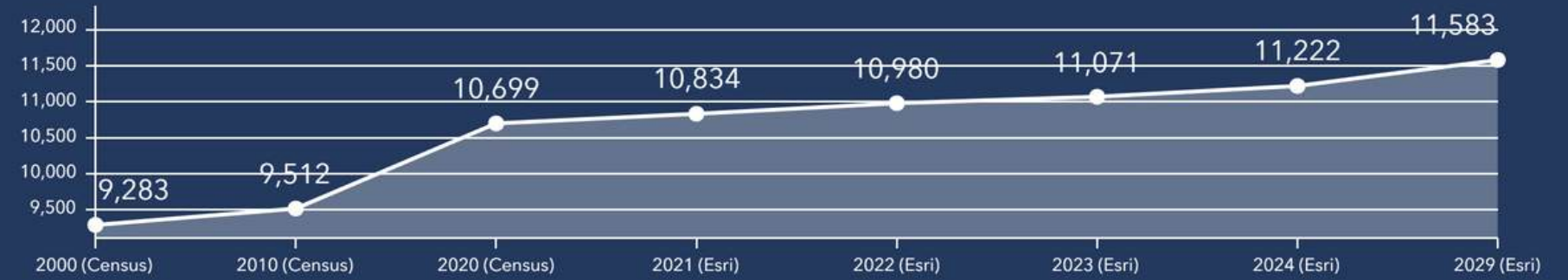
## 1-MILE DEMOGRAPHICS

Diversity Index



Dots show comparison to **Washington County**

Total Population



Owner vs Renter Occupied Units

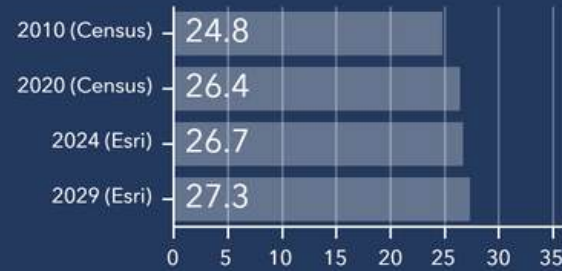


Median Home Value

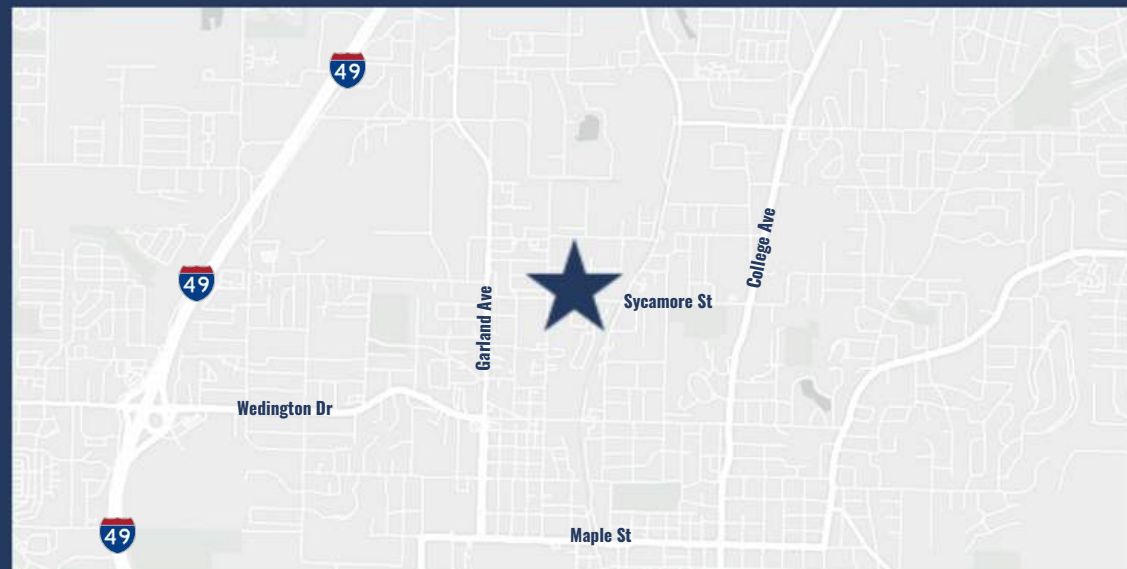
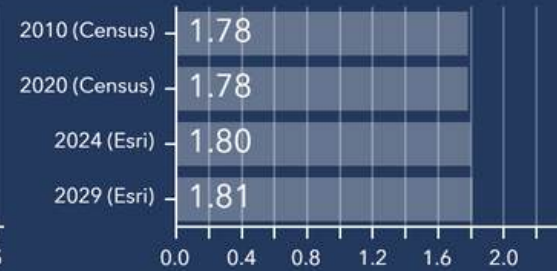


Bars show comparison to **Washington County**

Median Age



Average Household Size



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



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# COREY FUHRMAN

BROKER



Corey brings 6+ years of experience in Commercial Real Estate Brokerage and Development across Arkansas, with expertise in various transaction types, including office, retail, investment, and healthcare. In his time in the business, he has developed a specialty in healthcare. This includes Buyer/Tenant representation, Landlord/Seller Representation, Sale-leasebacks, and

Ground-up developments. Corey was raised in DeWitt, Arkansas, and later attended Arkansas State University, graduating with a B.S. in Finance in 2017.

## ACHIEVEMENTS

- Diamond Award Winner for Total Transaction Volume: 2022
- Diamond Award Winner for Total Transaction Volume: 2021
- Platinum Award Winner for Total Transaction Volume : 2020
- Arkansas State University, 2017 : B.S. in Finance, Emphasis in Mgmt

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## CLIENTS REPRESENTED

Arkansas Chiropractic Group	Ozark Comprehensive Dentistry	STG International
Conley Injury Clinic	Nutex Health	IVX Health
Radiant Eyecare	Jonesboro Pediatric Dentistry	Neurology Associates
MRG Exams	Autism in Motion	Alleviant Health
		Miller Commerce

## SIGNIFICANT TRANSACTIONS

Tenant Rep | 3,200 SF Medical Space LEASED | Fayetteville  
Landlord Rep | 4,029 SF Medical Space LEASED | Rogers  
Landlord & Tenant Rep | 2,880 SF Medical Space LEASED | Fayetteville  
Buyer & Seller Rep | 11,853 SF Medical Sale Leaseback SOLD | Jonesboro  
Buyer Rep | 3 Acres for Medical Development | SOLD | Little Rock  
Tenant Rep | 2,526 SF Medical Space LEASED | Fort Smith  
Tenant Rep | 15,100 SF Medical Space LEASED | Jonesboro  
Buyer & Seller Rep | 14,070 SF Medical Building SOLD | Jonesboro  
Buyer & Seller Rep | 7,900 SF Medical Building SOLD | Jonesboro  
Landlord & Tenant Rep | 6,500 SF Medical Build-to-suit LEASED | Conway

## INVOLVEMENT

Urban Land Institute (ULI), Member  
International Council of Shopping Centers (ICSC), Member  
ULI Young Leaders Group (YLG), Member  
NWA Emerging Leaders, Member



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