

OFFERING MEMORANDUM

NNN LEASED PROPERTY

6234 HUNTINGTON CIRCLE | FORT SMITH, AR



FOR MORE INFORMATION, PLEASE CONTACT:

TOM ALLEN, CCIM
tallen@sagepartners.com

MATTHEW ALLEN
mallen@sagepartners.com

PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a fully occupied, NNN investment property in Fort Smith, Arkansas. The 5,040 SF building is 100% leased to Core Health and Couch Counseling.

Situated within Chaffee Crossing, one of the region's fastest-growing mixed-use districts, the property benefits from proximity to major medical campuses, corporate headquarters, and high-end residential neighborhoods that support an affluent and expanding consumer base. The NNN lease structure provides investors with stable cash flow in a high-growth submarket with continued long-term upside.

ADDRESS	6234 Huntington Cir, Fort Smith, AR
OFFERING PRICE	\$1,652,000
CAP RATE	7.5%
OCCUPANCY	100%
BUILDING SIZE	5,040 ± SF
YEAR BUILT	2022

AREA DEMOGRAPHICS



39.9 MEDIAN AGE



\$98,531 AVG HOUSEHOLD INCOME



1,279 TOTAL BUSINESSES



24,308 TOTAL EMPLOYEES

**Demographics based on a 3 mile radius. Source: ESRI*



PROPERTY SITE PLAN

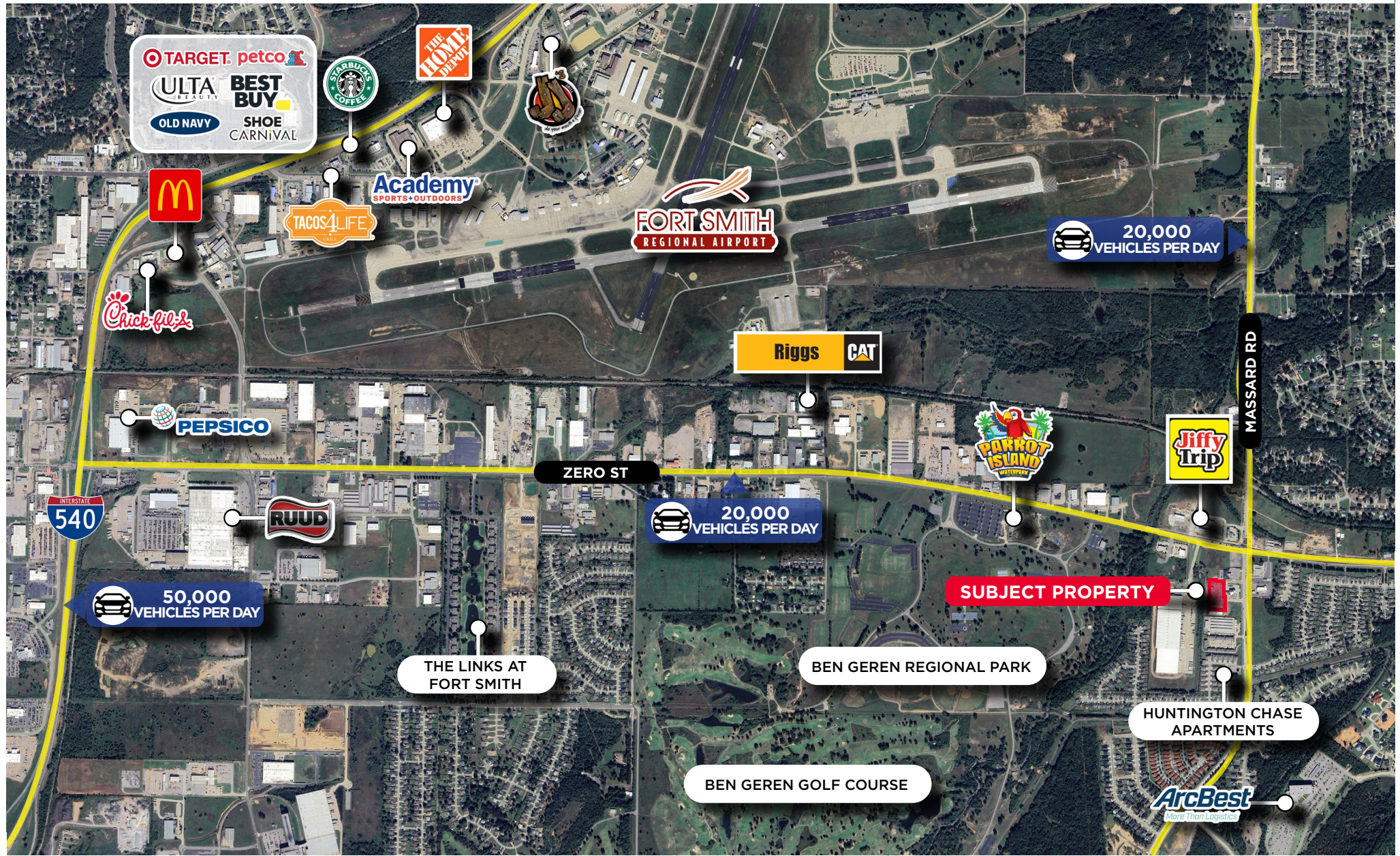


PROPERTY LEASE OVERVIEW

6234 HUNTINGTON CIRCLE	
CORE HEALTH	
SF	2,928 ±
SUITE	101/102
LEASE TYPE	NNN
TERM	10/1/2025 - 1/30/2031
2026 BASE RENT	\$60,000 (\$20.49/SF)
ESCALATION	Step up to \$5,000/mo in Aug. 2026. (Options are fixed at \$5,500/mo and \$6,000/mo)
EXTENSION OPTION	Two 5-year

6234 HUNTINGTON CIRCLE	
COUCH COUNSELING	
SF	2,112 ±
SUITE	103
LEASE TYPE	NNN
TERM	2/1/2024 - 4/1/2031
2026 BASE RENT	\$68,940 (\$32.64/SF)
ESCALATION	Approx. 2% annual
EXTENSION OPTION	Two 5-year

PROPERTY AERIAL



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479 903 6331
tallen@sagepartners.com



MATTHEW ALLEN
479 899 1917
mallen@sagepartners.com



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