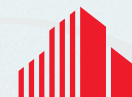




OFFERING MEMORANDUM

HARPS GROCERY RECENTLY RENEWED NNN LEASE

201 US 412 | SILOAM SPRINGS, AR 72761



CUSHMAN &
WAKEFIELD



THE OFFERING

201 US 412 | SILOAM SPRINGS, AR

Offering Price:	\$2,263,569
Cap Rate:	6.5% cap
Tenant:	100% leased to Harps Food Stores Inc.
Renewal Lease Term:	March 1, 2025 – February 28, 2030
Renewal Lease Annual Rent:	\$147,132.00 (\$4.00/SF NNN)
Current Lease Term:	March 1, 2024 – February 28, 2025
Current Lease Rate:	\$104,384.04 (\$2.84/SF NNN)
Options:	Six (6) - Five (5) Year Options
Lease Type:	NNN
Building Size:	36,783 ± SF
Site Area:	2.81 ± Acres
Year Built:	1994, Renovated 2010



Harps Food Stores, Inc. is an American regional chain of supermarkets based in Springdale, Arkansas. The company operates 151 supermarkets located in the U.S. states of Arkansas, Oklahoma, Missouri, Kansas, Mississippi, and Louisiana. The company sells both groceries and sporting goods in some larger stores, with several locations also incorporating pharmacies and gas stations. In addition to its flagship Harps brand, the company also operates grocery stores under four banners: Food4Less, in southwest Missouri (under license from brand owner Kroger); CashSaver in Tulsa; 10Box Cost-Plus; Warehouse Market in Tulsa; and The Markets in Louisiana and Mississippi. The company additionally operates a franchise of Ace Hardware in Charleston, Arkansas, Jay, Oklahoma, and Dexter, Missouri.

Source: https://en.wikipedia.org/wiki/Harps_Food_Stores

FOUNDED	1930	# OF LOCATIONS	115+
# OF EMPLOYEES	4,999	REVENUE	\$1.0B+



SITE PLAN

201 US 412 | SILOAM SPRINGS, AR



W KENWOOD ST



30,000
Vehicles
Per Day



S MT OLIVE ST



PROPERTY DEMOGRAPHICS

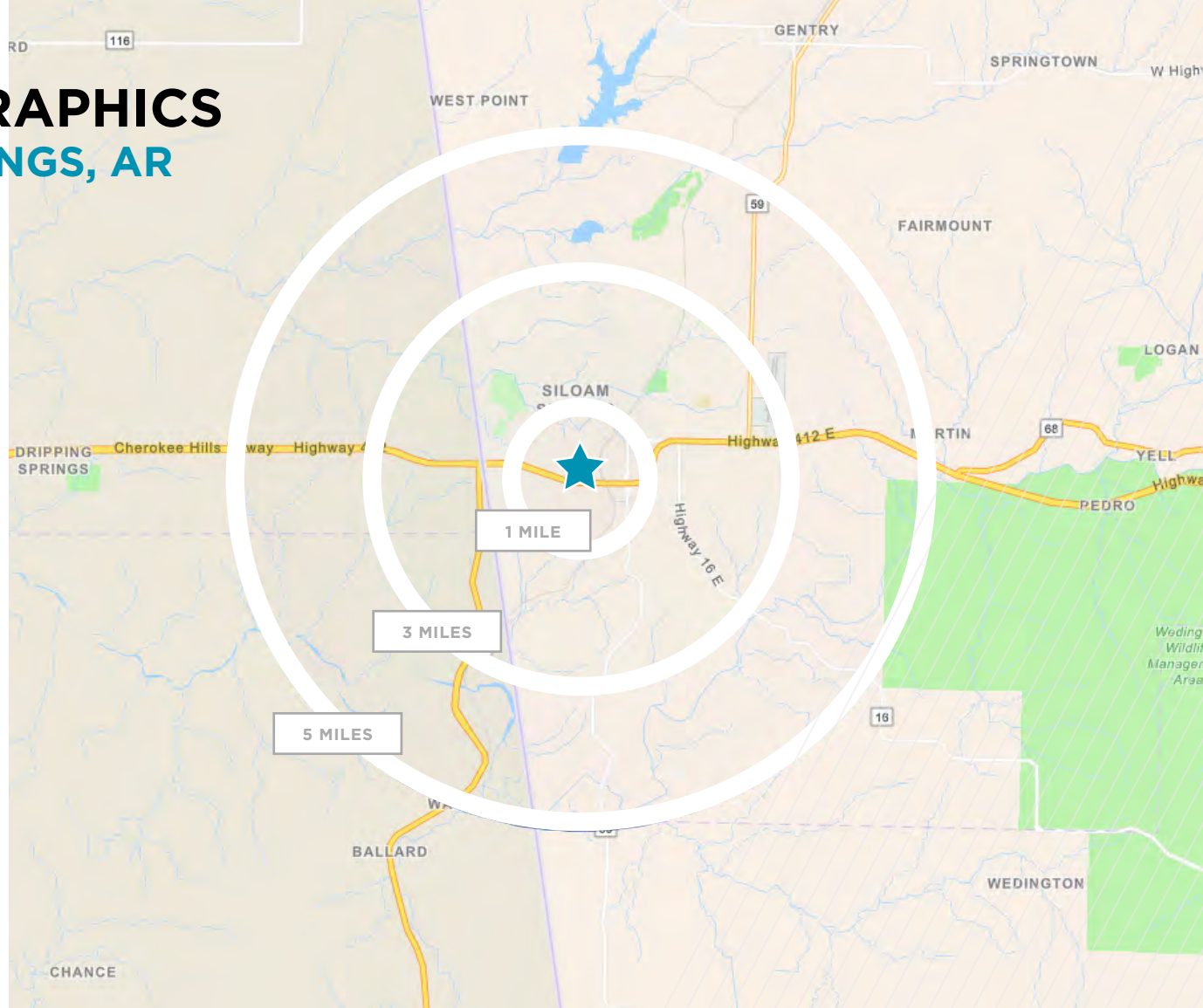
201 US 412 | SILOAM SPRINGS, AR

68
HEALTHCARE

14
HOTELS

61
AREA
RESTAURANTS

121
RETAIL



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	6,253	20,931	25,993
Households:	2,233	6,559	8,132
Average Household Size:	2.7	2.8	2.7
Average Household Income:	\$73,594	\$92,461	\$94,488
Total Businesses:	334	757	844
Total Employees:	3,486	9,013	10,152

*Information above refers to a 3 mile radius from the subject property

AERIAL

201 US 412 | SILOAM SPRINGS, AR





FOR MORE INFORMATION, CONTACT:

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