

OFFERING MEMORANDUM

NNN LEASED PROPERTY

6210 HUNTINGTON CIRCLE | FORT SMITH, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a fully occupied, NNN investment property in Fort Smith, Arkansas. The 5,944 SF building is 100% leased to Chaffee Vet and Ft.Smith Eye Specialists.

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 6210 Huntington Cir, Fort Smith, AR

OFFERING PRICE \$2,222,937.07

CAP RATE 7.5%

OCCUPANCY 100%

BUILDING SIZE 5,944 ± SF

YEAR BUILT 2020

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

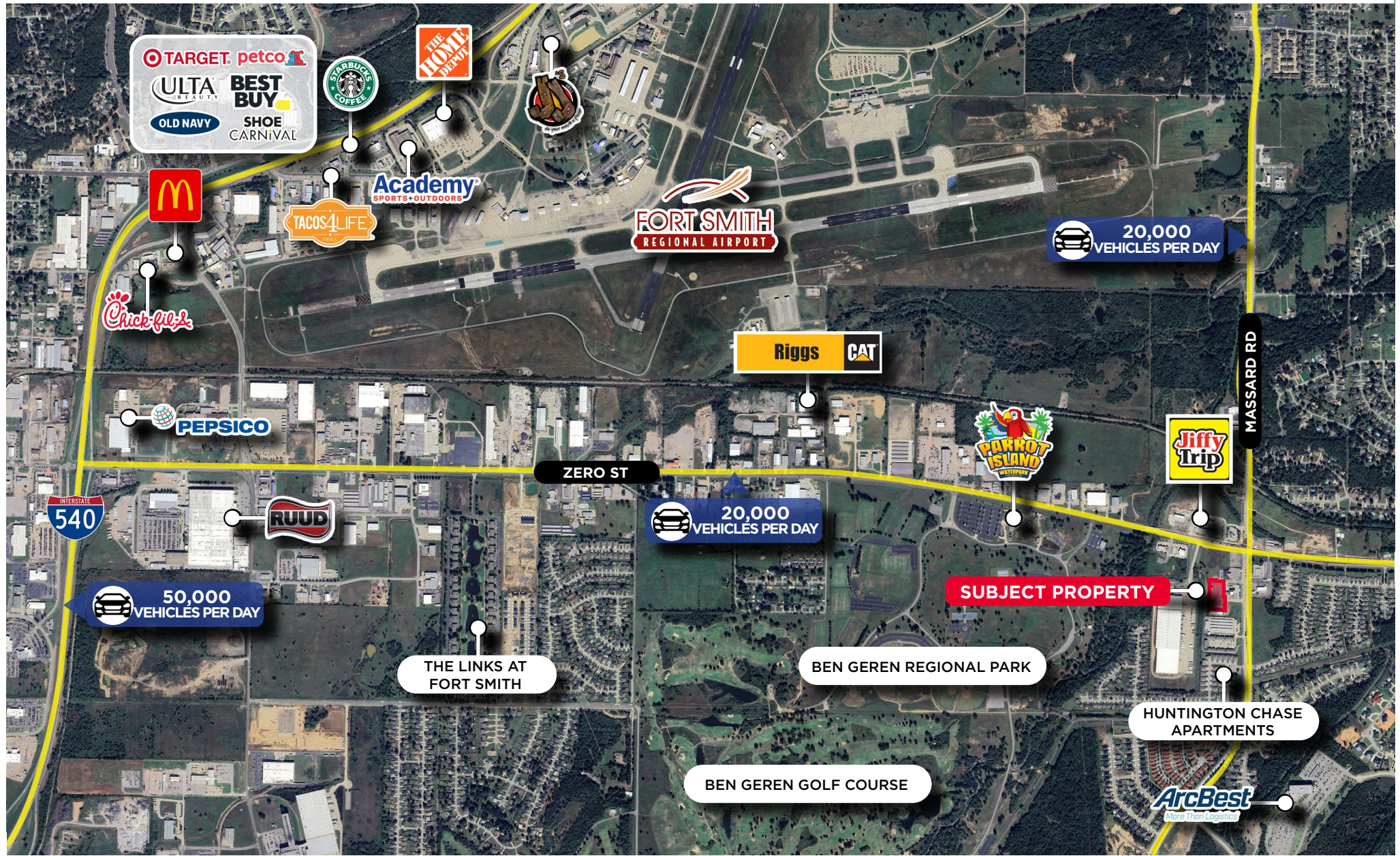


PROPERTY LEASE OVERVIEW

6210 HUNTINGTON CIRCLE	
CHAFFEE VET	
SF	2,800 ±
SUITE	101
LEASE TYPE	NNN
TERM	4/17/2020 - 5/17/2030
2026 BASE RENT	\$85,606.20 (\$30.50/SF)
ESCALATION	2% annual
EXTENSION OPTION	One 10-year

6210 HUNTINGTON CIRCLE	
FT. SMITH EYE SPECIALIST	
SF	3,144 ±
SUITE	103/104
LEASE TYPE	NNN
TERM	9/1/2025 - 10/1/2028
2026 BASE RENT	\$79,950.00 (\$24.47/SF)
ESCALATION	3% annual
EXTENSION OPTION	N/A

PROPERTY AERIAL



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