



PROPERTY DESCRIPTION

24,050 SF Medical Office Investment Opportunity with Strong NOI and a 3.94% Ownership Offer

PROPERTY HIGHLIGHTS

- Recently Reduced Price for a Medical Office Investment Opportunity
- Investment Opportunity with a Medical Office Asset on 4.14 acres including a Fully Operational Surgical Center
- Property sold "As-is". Buyer and/or buyer's agent is responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.
- Located 45 minutes away from Little Rock, a cultural, economic, and transportation center in Central Arkansas

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	512	15,760	27,631
Total Population	1,177	30,093	55,563
Average HH Income	\$62,201	\$42,499	\$45,177

JACOB SPEARS

501.940.7204

jspears@jonesaur.com