



FOR SALE

NNN INVESTMENT OPPORTUNITY

Property Highlights

- Fully occupied 5,000 ±SF Retail Building in Garfield, AR
- 2.5 ±Acres
- Asking Price: \$946,580 (\$189.31/SF)
- Cap Rate: 7.75%
- NNN Lease Structure
- NOI of \$73,360 beginning January 1, 2026
- Leases feature Two, 2-year renewals at then FMV

*information deemed reliable but not guaranteed

For more information, please
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LEASE OVERVIEW

16727 E HWY 62 | GARFIELD, AR 72732



CUSHMAN &
WAKEFIELD

sage
PARTNERS

Tenant Name	Square Footage	2025 Annual Rent (Net)	2026 Annual Rent (Net)	2027 Annual Rent (Net)	2028 Annual Rent (Net)	2029 Annual Rent (Net)	Renewal Options
Building Bros (Space B)	1000	\$20,450.00	\$21,650.00	\$22,850.00	\$ -	\$ -	Two (2) x 24-month renewals; notice ≥30 days prior; renewal rent negotiated; deadlock -> vacate by later of expiration or 90 days after notice
Pawsh Pet Care (Space A)	4000	\$50,000.00	\$51,710.00	\$53,471.24	\$55,285.40	\$57,153.92	Two (2) x 24-month renewals; notice ≥30 days prior; renewal rent negotiated; deadlock-> vacate by later of expiration or 90 days after notice
TOTAL ANNUAL NOI		\$70,450.00	\$73,360.00	\$76,321.24			

* Financial statements deemed reliable but not guaranteed

AREA DEMOGRAPHICS



POPULATION
5,935



AVERAGE HH INCOME
\$113,718



TOTAL BUSINESSES
112



TOTAL EMPLOYEES
729



MEDIAN AGE
42.1

*Demographics based on a 5 mile radius. Source: ESRI



