

# INCOME-PRODUCING MEDICAL PROPERTIES PORTFOLIO

## CENTRAL/SOUTH ARKANSAS

1



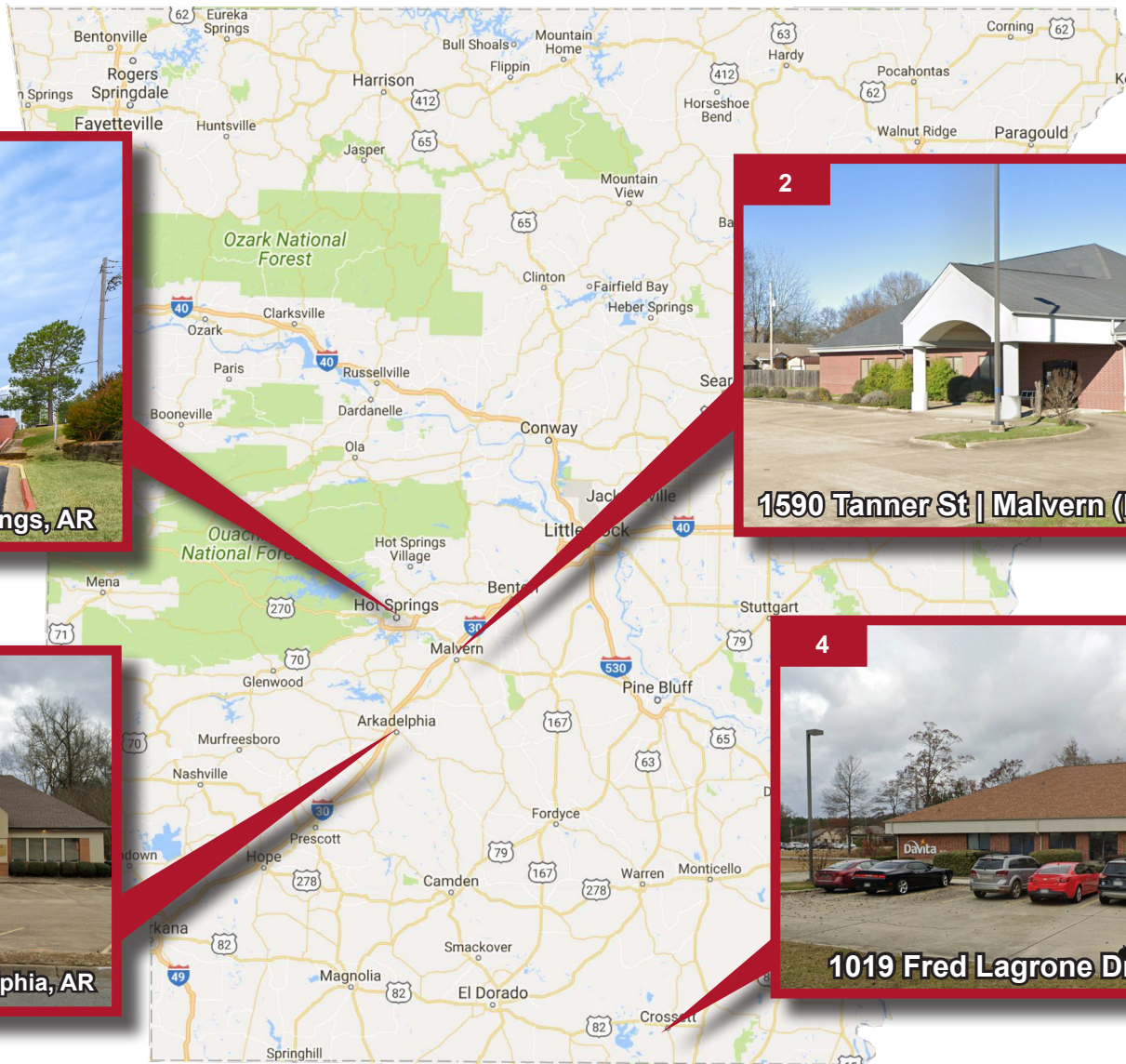
2



3



4



**BILL PUDDEPHATT, CCIM**  
AGENT  
O 501.375.3200 | D 501.244.7508  
bpuddephatt@kelleycp.com



**KELLEY COMMERCIAL  
PARTNERS**



# INCOME-PRODUCING MEDICAL PROPERTIES PORTFOLIO

312 Professional Park Dr, Suite H | Arkadelphia, AR

## AVAILABLE

### 312 Professional Park Dr, Suite H | Arkadelphia, AR

±4,460 SF Dialysis Clinic offered as a stand-alone opportunity or part of a four-property portfolio of income-producing medical offices

## SALE PRICE

\$900,000

## COMMENTS

- Long-term lease (MG) with annual escalations to DaVita, Inc., a nationally recognized credit tenant and Fortune 500 company operating 2,657 clinics across the U.S. with \$12.8B in reported annual revenue (2024)
- Located in a first class HPR along with other medical offices
- Well-maintained brick exterior building with portico for convenient drop off/pick up of patients
- Strategically located near Baptist Health Medical Center with easy access to/from I-30
- Zoned C-2

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,443	10,897	12,165	16,136
AVERAGE HH INCOME	\$60,833	\$66,574	\$69,279	\$76,510
TOTAL HH	1,039	3,824	4,336	5,955



**BILL PUDDEPHATT, CCIM**

AGENT

📞 501.375.3200 | 📠 501.244.7508

[bpuddephatt@kelleycp.com](mailto:bpuddephatt@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**



# INCOME-PRODUCING MEDICAL PROPERTIES PORTFOLIO

1900 Malvern Ave, Suite 102 | Hot Springs, AR 71901

## AVAILABLE

### 1900 Malvern Ave, Suite 102 | Hot Springs, AR

±6,650 SF medical clinic available for sale, offered as a stand-alone opportunity or part of a four-property portfolio of income-producing medical offices

## SALE PRICE

\$1,495,000

## COMMENTS

- Long-term lease (NNN) in place with annual escalations to an established credit tenant
- Fully renovated ground-floor clinic with high-end finishes for Heart Clinic
- Located on the first floor of the Ouachita Professional Medical Building (HPR) in the heart of Hot Springs' medical corridor
- Connected to National Park Medical Center
- Easy access to MLK Expressway and major arterials
- Signalized intersection at Malvern Avenue & Hollywood Drive
- Surrounded by medical offices, hospital, Hot Springs Country Club, Oaklawn Casino Resort, banks, restaurants, and services
- Zoned PDD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,195	31,683	45,996	83,098
AVERAGE HH INCOME	\$47,134	\$53,869	\$57,451	\$61,232
TOTAL HH	1,856	13,870	20,380	35,317



**BILL PUDDEPHATT, CCIM**

AGENT

📞 501.375.3200 | 📠 501.244.7508

[bpuddephatt@kelleycp.com](mailto:bpuddephatt@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**



# INCOME-PRODUCING MEDICAL PROPERTIES PORTFOLIO

1590 Tanner St | Malvern (Rockport), AR 72104

## AVAILABLE

### 1590 Tanner St | Malvern (Rockport), AR 72104

±5,244 SF medical clinic on ±0.93 acres, offered as a stand-alone opportunity or part of a four-property portfolio of income-producing medical offices

## SALE PRICE

\$1,025,000

## COMMENTS

- Long-term lease (MG) with annual escalations to DaVita, Inc., a nationally recognized credit tenant and Fortune 500 company operating 2,657 clinics across the U.S. with \$12.8B in reported annual revenue (2024)
- Freestanding, single-story, well-maintained, brick building on a corner site with ample parking
- Convenient access to I-30 and Oliver Lancaster Blvd (Hwy 270)
- Surrounded by medical offices, banks, restaurants, and other services
- Zoned C-2

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	519	10,677	16,294	27,805
AVERAGE HH INCOME	\$44,189	\$59,011	\$63,938	\$73,864
TOTAL HH	224	3,927	6,126	10,582

## TRAFFIC COUNTS

Tanner St: 4,730 VPD

Oliver Lancaster Blvd: 19,100 VPD

I-30: 50,312 VPD



**BILL PUDDEPHATT, CCIM**

AGENT

📞 501.375.3200 | 📠 501.244.7508

bpuddephatt@kelleycp.com



**KELLEY COMMERCIAL  
PARTNERS**



# INCOME-PRODUCING MEDICAL PROPERTIES PORTFOLIO

1019 Fred Lagrone Dr | Crossett, AR 71635

## AVAILABLE

### 1019 Fred Lagrone Dr | Crossett, AR 71635

±5,204 SF Freestanding Medical Clinic on ±0.75 AC offered as a stand-alone opportunity or part of a four-property portfolio of income-producing medical offices

## SALE PRICE

\$1,050,000

## COMMENTS

- Long-term lease (MG) with annual escalations to DaVita, Inc., a nationally recognized credit tenant and Fortune 500 company operating 2,657 clinics across the U.S. with \$12.8B in reported annual revenue (2024)
- Freestanding, single-story, well-maintained, brick building on a corner site with ample parking
- Adjacent to Ashley County Medical Center, a trusted provider serving Crossett and South Arkansas for more than 110 years
- Convenient access from Hwy 133 and 1st Street (Hwy 82)
- Close proximity to hospital, medical offices, banks, restaurants, and other services
- Zoned C-H

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	232	7,452	9,262	12,742
AVERAGE HH INCOME	\$44,386	\$64,029	\$66,469	\$66,689
TOTAL HH	95	3,196	3,968	5,432



## BILL PUDDEPHATT, CCIM

AGENT

📞 501.375.3200 | 📠 501.244.7508

[bpuddephatt@kelleycp.com](mailto:bpuddephatt@kelleycp.com)



KELLEY COMMERCIAL  
PARTNERS



## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**BILL PUDDEPHATT, CCIM**  
AGENT

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

---

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



**KELLEY COMMERCIAL  
PARTNERS**

[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

**CHAINLINKS**  
RETAIL ADVISORS