

FOR SALE



# 5301

West 12th Street

LITTLE ROCK | AR

**Investment Opportunity**

100% Occupied  
Medical Office  
Building

Offering  
Memorandum

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## Building Specifications

- Sale Price: \$1,950,000
- Fully occupied
- NOI: \$157,000 (approximate)
- Zoned: C-3
- Lot size: 0.96 acres
- Building size: +/- 12,000 RSF
- Cap rate: 8.05% (approximate)
- Centrally located
- Quick access to I-630
- Long-standing tenancy
- Ample parking
- Single-tenant NNN leases
- Limited landlord responsibility

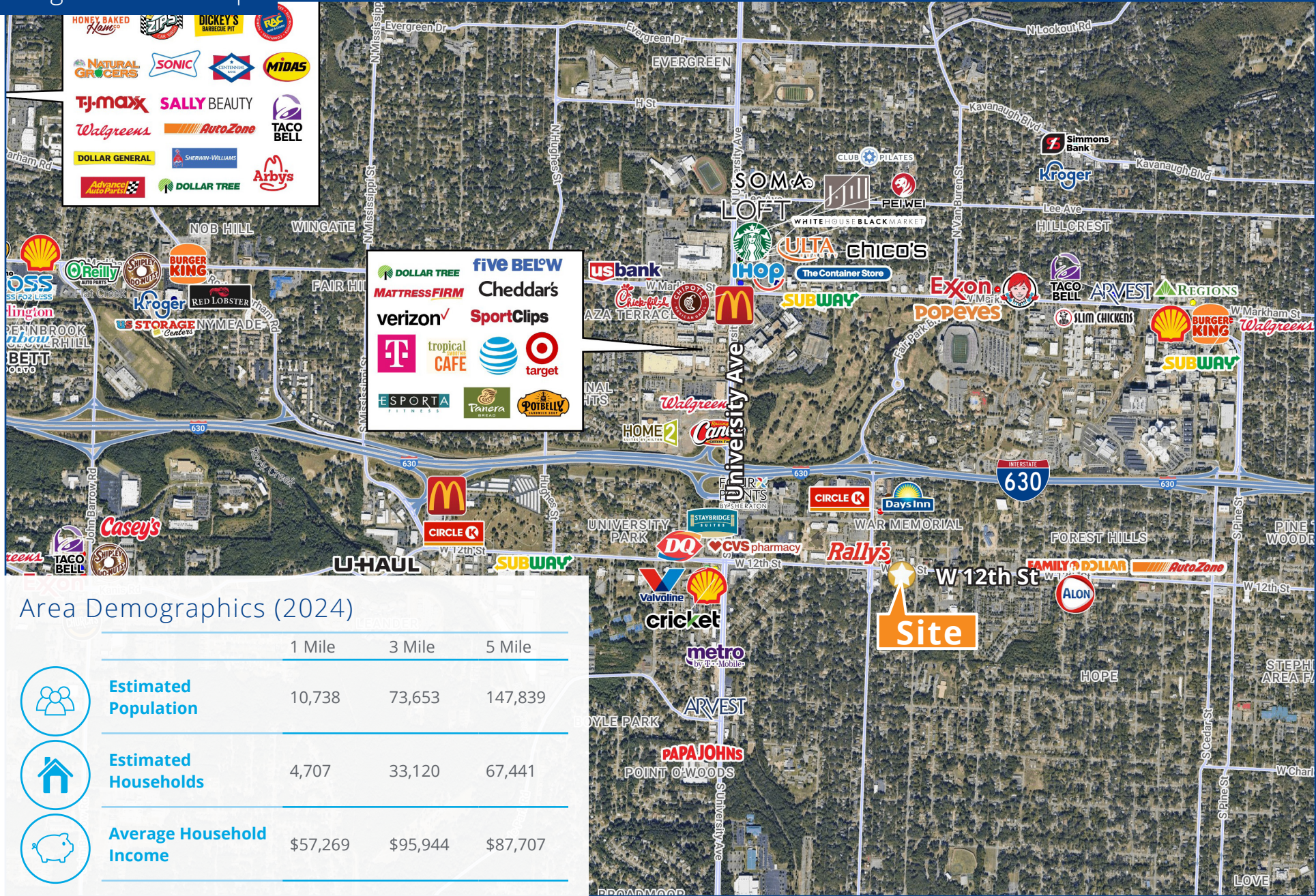
## Rent Roll

Tenant	Suite Size	Rent
Jack Stephens Heart Institutes, Subleased to Cardiology and Medicine Clinic, P.A.	Full building	\$13.11/SF, NNN with escalations




- Additional details available with non-disclosure agreement



# Neighborhood Map



## Area Demographics (2024)

	1 Mile	3 Mile	5 Mile
 <b>Estimated Population</b>	10,738	73,653	147,839
 <b>Estimated Households</b>	4,707	33,120	67,441
 <b>Average Household Income</b>	\$57,269	\$95,944	\$87,707

## Market Overview

Little Rock is part of the central Arkansas Metropolitan Statistical Area (MSA). The region is centrally located at the convergence of Arkansas' other geographic regions making it an important population, economic, education and political center in Arkansas and the South. The region has an estimated population of 748,031 and is served by Bill and Hillary Clinton National Airport.

Central Arkansas is home to a number of institutes of higher education. The University of Arkansas for Medical Sciences is Arkansas' premier medical school and medical research center. UA Little Rock features more than 100 undergraduate and 60 graduate degrees. Other colleges and universities include Philander Smith College, Pulaski Technical College, Arkansas Baptist College and the Clinton School of Public Service.

Some of the largest employers in the state are located in central Arkansas. Dillard's Department Stores, Stephen's Inc., Simmons Bank, Bank OZK and Arkansas Children's Hospital are all headquartered in the area. Dassault Falcon Jet Corp., Caterpillar Inc., FIS Global, Acxiom, LM Wind Power, and L'Oreal USA Products, Inc., all have large production facilities and offices in the area.

Central Arkansas is also home to some of Arkansas' best historical and cultural attractions including the Arkansas Museum of Fine Arts, the William J. Clinton Presidential Center which includes the Clinton Presidential Library and the Clinton Foundation. South of Little Rock, the Toltec Mounds Archeological State Park offers a view into Arkansas' ancient history. Due to the area's unique geographical location, there are many natural attractions nearby including Pinnacle Mountain, Lake Maumelle and Holland Bottoms.

## About Little Rock

### Fast Facts

**201,998**   
Population

**748,031**  
MSA Population



Capital City of  
Arkansas

**6 Colleges** 

UA Little Rock, University of Arkansas for Medical Sciences, Philander Smith College, Arkansas Baptist College, Pulaski Technical College, Clinton School of Public Service

FOR SALE 5301 W 12th Street // Little Rock // Arkansas // 72204



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