



NYSE: CAH

# 215 Markham Center Drive Little Rock, AR

**OFFERING MEMORANDUM**



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# Property **overview**

Colliers | Arkansas is pleased to offer investors an opportunity to purchase 215 Markham Center Drive in Little Rock, fully-occupied by Cardinal Health, a nationally recognized, publicly-traded healthcare group. Cardinal Health recently extended a new 10-year NNN lease with 2% annual rental escalations. This investment-grade tenant's long-term commitment and healthcare-use profile provide investors with strong income security and downside protection. Cardinal Health has occupied the facility since 1994, signifying dedication to the property for over three decades. Moreover, as part of Cardinal Health's renewal, the current ownership group has put in a six figure tenant improvement allowance.

## INVESTMENT SNAPSHOT

<b>Sale price</b>	<b>\$1,367,000</b>
Cap rate	6.75%
Annual rent	\$92,250
Lease type	NNN*
Lease expiration	7/31/2036
Building size	4,505 SF
Total lot size	0.49 acres
Occupancy	100%
Property type	Healthcare
Traffic counts	W. Markham Street: 18,000 vehicles per day
Zoned	O-3
Features	Quick access to I-430/I-630
*Landlord responsibilities are roof and structure	

## INVESTMENT HIGHLIGHTS

- New 10-year NNN lease commencing August 1, 2026 with 2.0% annual increases and two, five (5)-year options
- Fully occupied by Cardinal Health, a publicly-traded, nationally recognized healthcare company with 30+ years at this location (since 1994)
- Passive income stream, ideal for 1031 exchange and private investors
- Highly-visible location along W. Markham with 18,000 vehicles per day and immediate access to I-430/I-630
- Landlord committed six-figure TI agreement with renewal (details available upon CA)



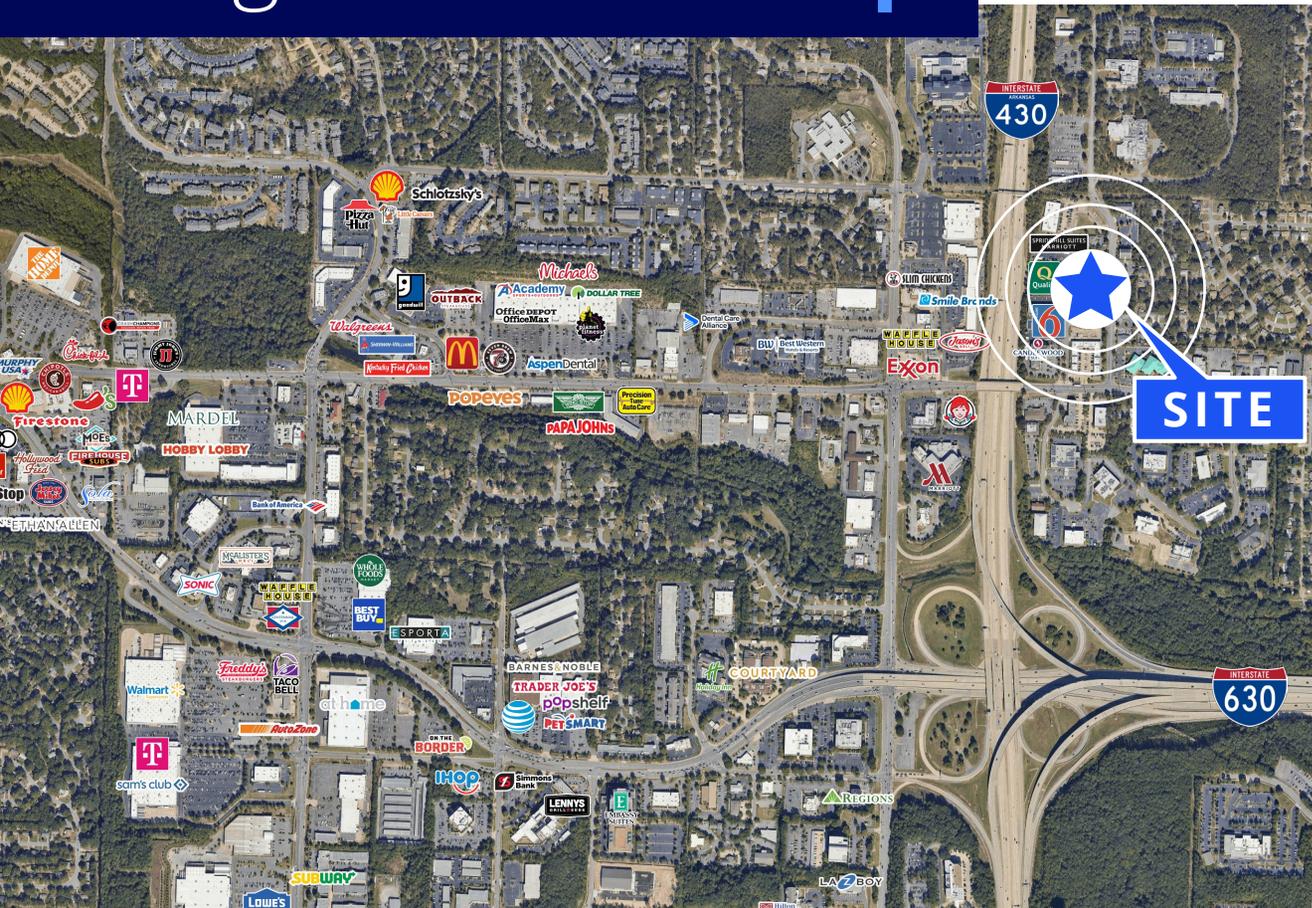
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# Rent roll

Tenant	Lease Type	SF	Lease From	Lease To	Base Rent/SF	Annual Rent	Renewal Options
Cardinal Health	NNN*	4,505 SF	8/1/2026	7/31/2036	\$20.50	\$92,250	Two 5-year options

\*Landlord responsibilities are roof and structure

# Neighborhood map



## 2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	7,956	76,841	136,052
Total Households	3,806	35,273	60,910
Average Household Income	\$80,491	\$110,848	\$116,870

## 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 769,258 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.

In 2025, Little Rock became one of Livability's Top 100 Best Places to Live in the U.S.



## About Little Rock

### FAST FACTS

**204,647**   
Population

**769,258**  
MSA Population



**Capital City**  
of Arkansas

**2**

**FORTUNE 500**  
companies: Dillard's  
Department Stores  
and Windstream

**7 Colleges** 

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

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