

INCOME-PRODUCING MEDICAL PROPERTIES PORTFOLIO

CENTRAL/SOUTH ARKANSAS

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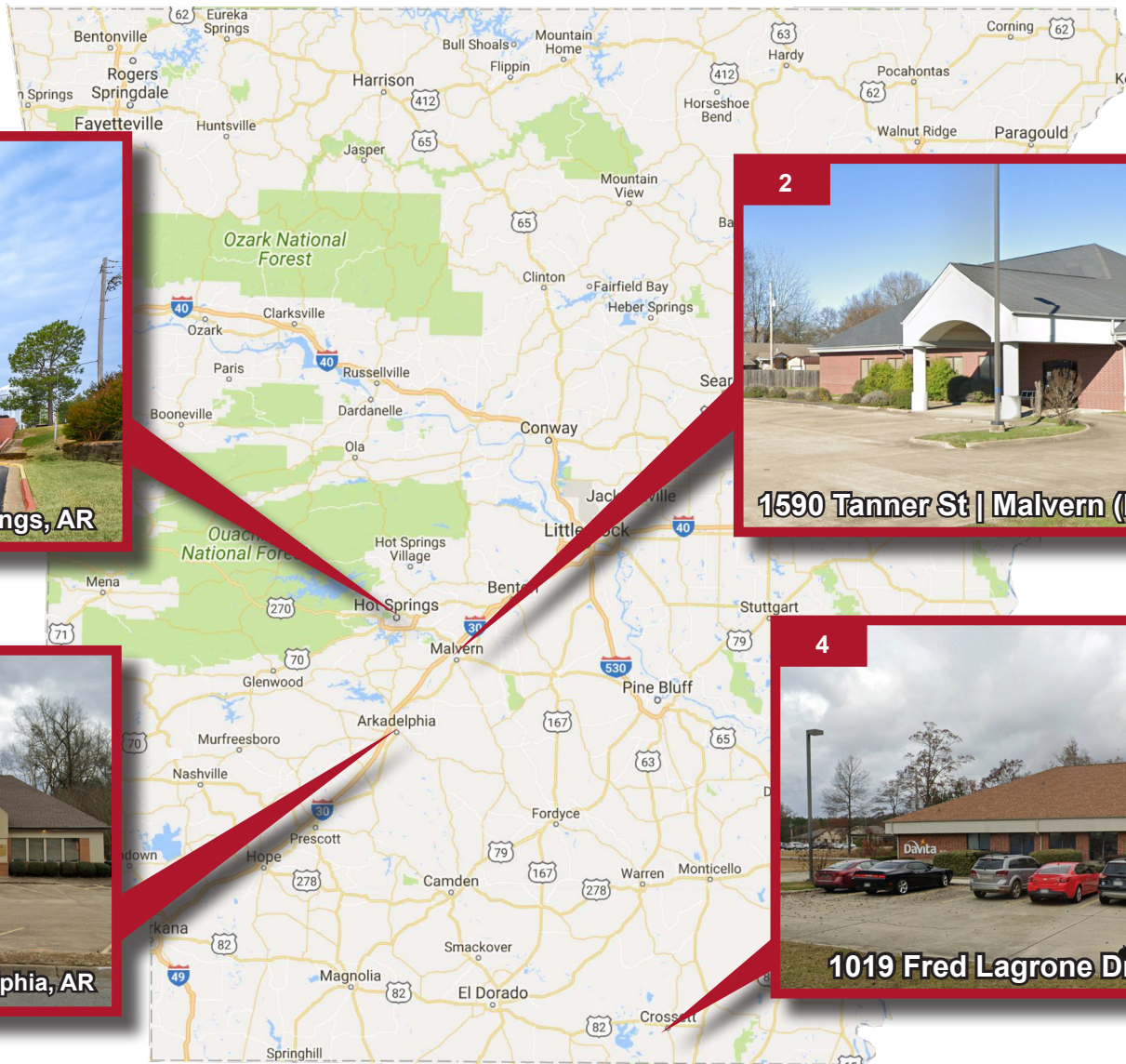
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**KELLEY COMMERCIAL
PARTNERS**

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



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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



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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



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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



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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.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

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