

8101 McCLURE DRIVE FORT SMITH, AR 72916

Medical Office Park For Sale

18,239 SF on 2.38 Acres MOL

\$5,500,000

85% Occupied



REED

COMMERCIAL
REAL ESTATE

NAIRED

405.840.0600

NAIRED.COM

MATTHEW PIERCE

405.203.3636

MATT@NAIRED.COM

CADE FLESNER

760.889.2305

CADE@NAIRED.COM

8101 McCLURE DRIVE

Women's Center for
Health and Wellness

Arkansas Vein Clinic
and Skin Care



Sills
Family
Medicine

Edward Jones



JAMES E. KELLY III, MD

 **BIG THERAPY**

Professionally Managed by



PROPERTY HIGHLIGHTS

- Multi-Tenant NNN Medical Office Park
- Actual NOI: \$340,596.96
- Cap Rate: 6.2%
- Reputable Tenant Mix
- 2,755 SF Vacant
- Built: 2017
- Parking Ratio: 3.33/1,000 SF

LOCATION HIGHLIGHTS

- Easy Access to Highway 49

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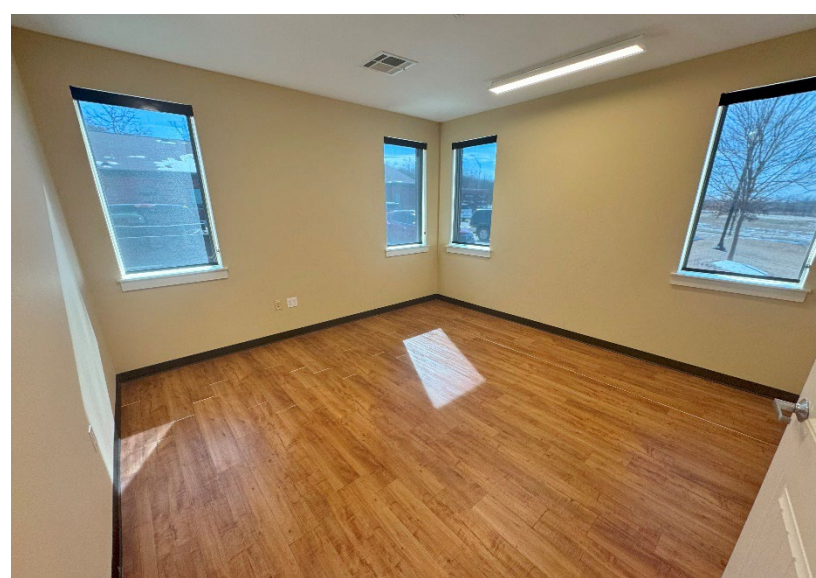
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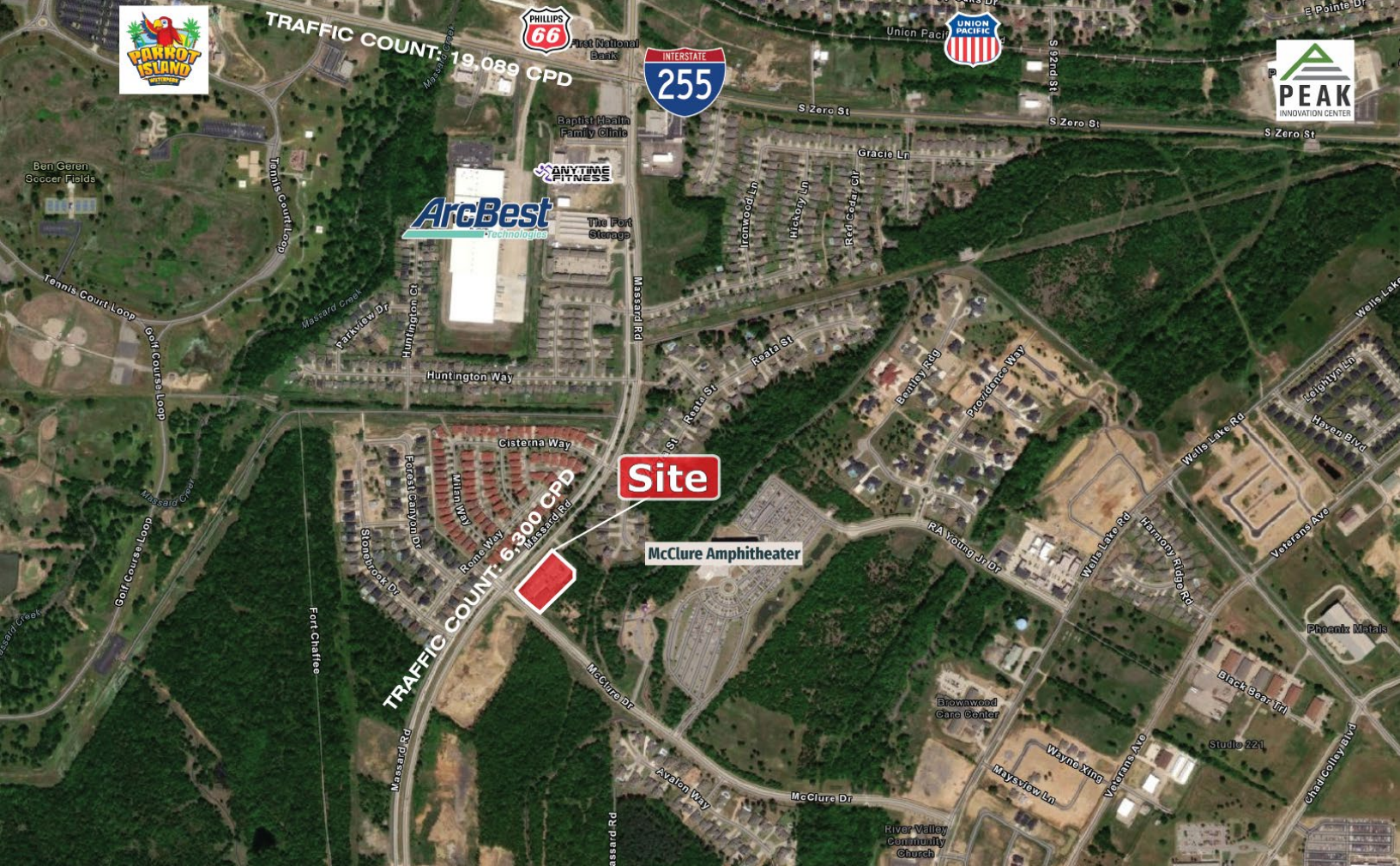
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,870	18,606	56,828
AVERAGE HOUSEHOLD INCOME	\$112,296	\$89,985	\$86,587
TOTAL HOUSEHOLDS	889	8,116	24,354

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