

For Lease

# Medical / Office Building

Lease Rate Negotiable



## 1102 NW Lowes Ave.

Bentonville, Arkansas 72712

### Property Highlights

- Located beside Bella Vista Way / US-71 with an avg.daily traffic count of 52,000.
- National chains surround this location including Lowe's and McDonald's.
- Traffic light at the intersection of US-71 and Peach Orchard Rd. create easy access to location.
- Current tenants include Vold Vision and Northwest Medical Clinic.

### Property Description

This is a sublease. Full service gross lease. Space currently built-out as medical clinic consisting of 1 large reception area with spacious lobby, lobby restroom, 1 clinic restroom, 1 clean linen closet, large nurse station, 1 lab room, 4 exam lanes, large housekeeping & supply closet, 4 offices and employee break room with restroom.

### OFFERING SUMMARY

Available SF	2,810 SF
Lease Rate	Lease Rate Negotiable
Building Size	14,258 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,230	\$78,914
5 Miles	49,023	\$73,003
10 Miles	141,984	\$70,405

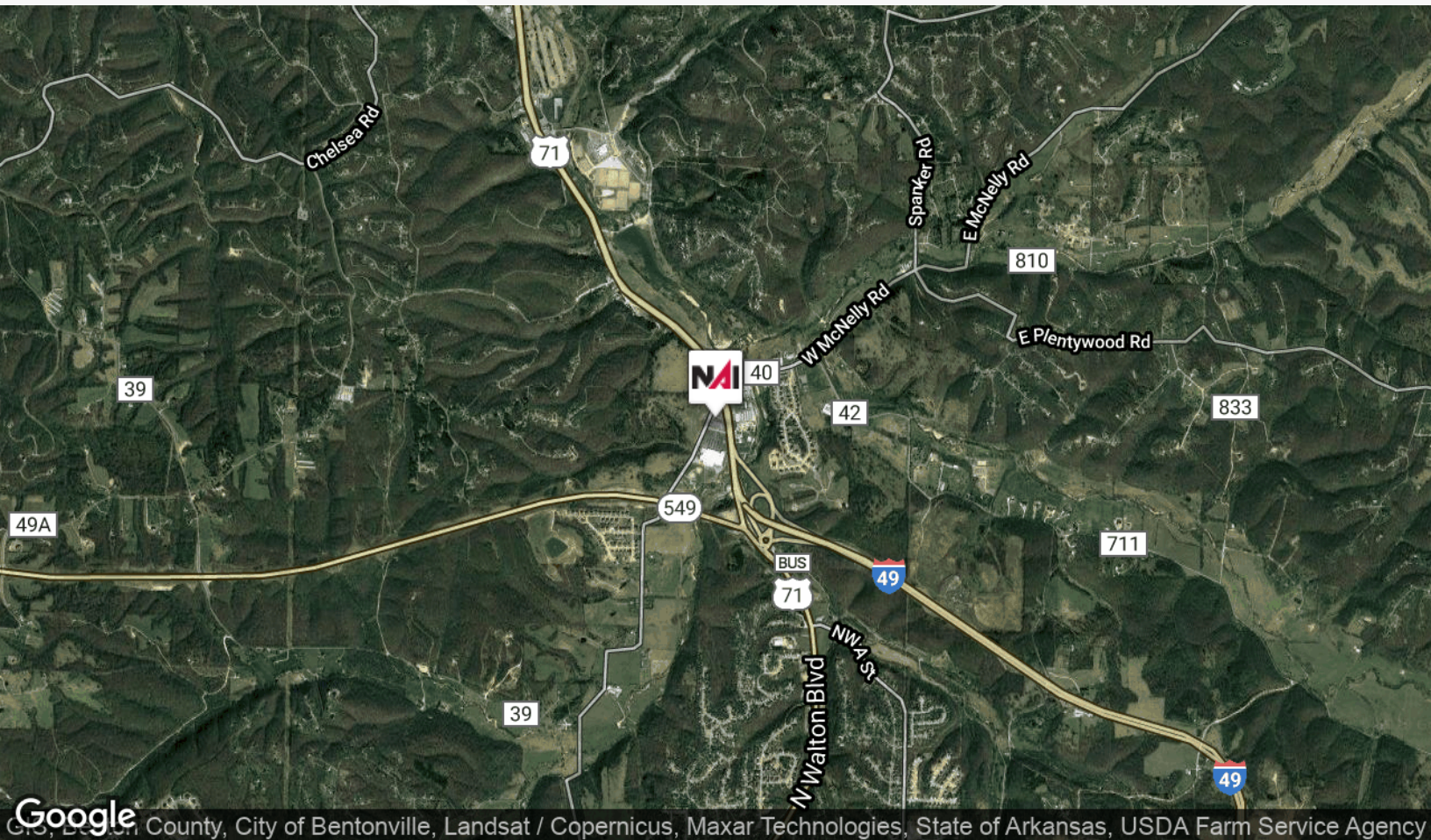
For more information

**Roger Reithemeyer CCIM**

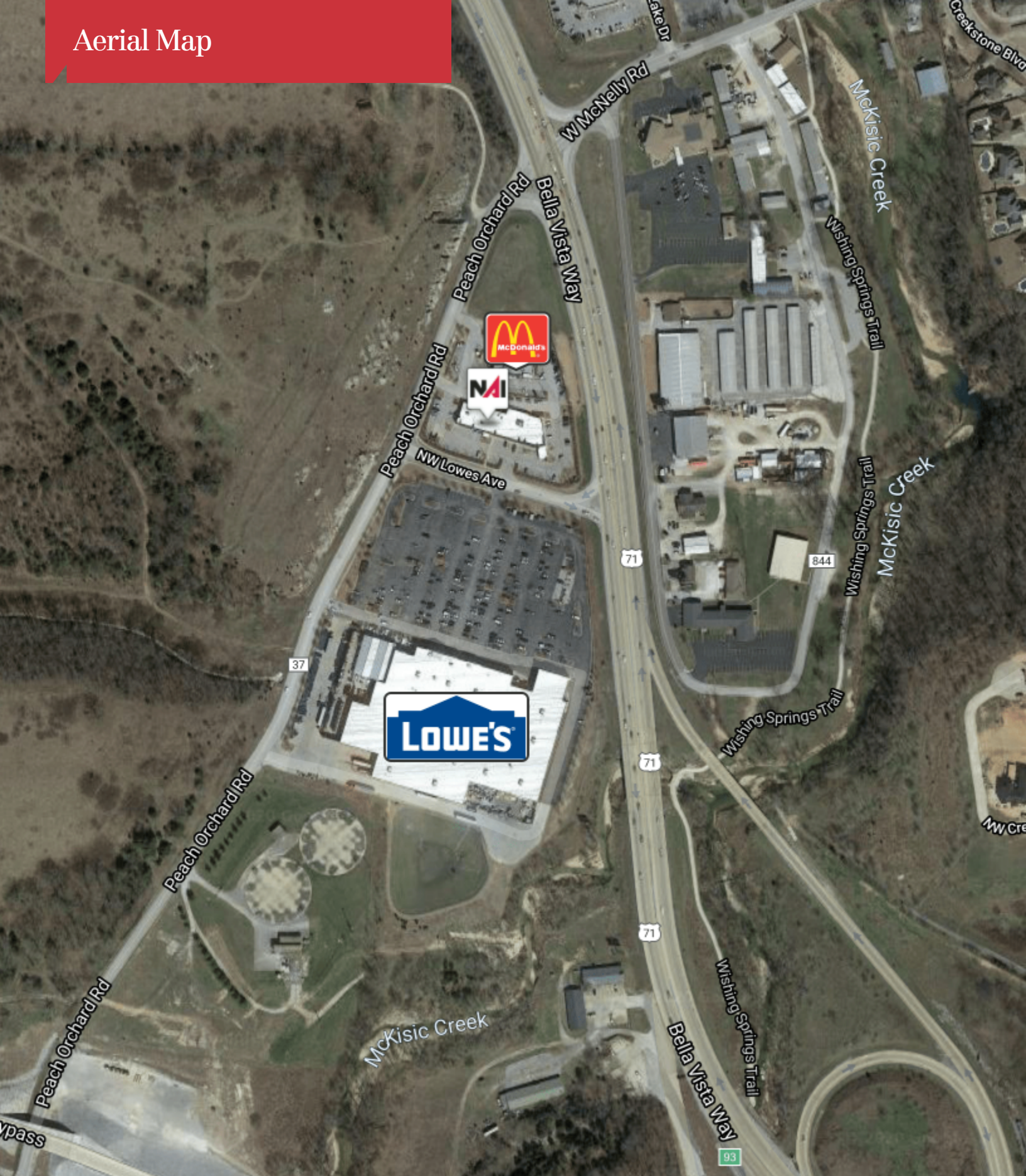
O: 479 899 6840 x17

reithemeyer@naicapstone.com

# Location Maps

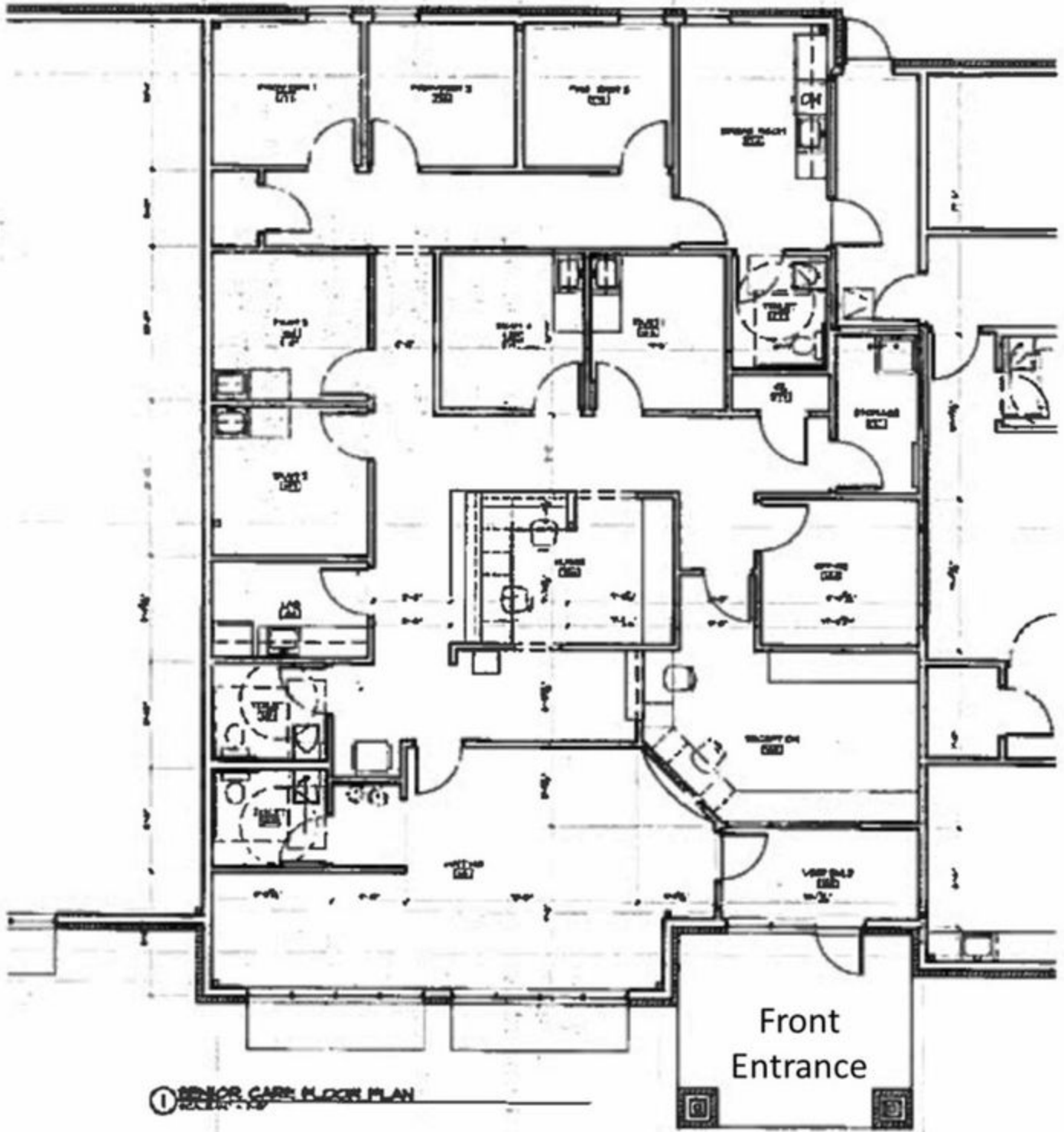


# Aerial Map



Map data ©2020 Imagery ©2020 , Arkansas GIS, Benton County, City of Bentonville, Maxar Technologies, State of Arkansas, USDA Farm Service Agency

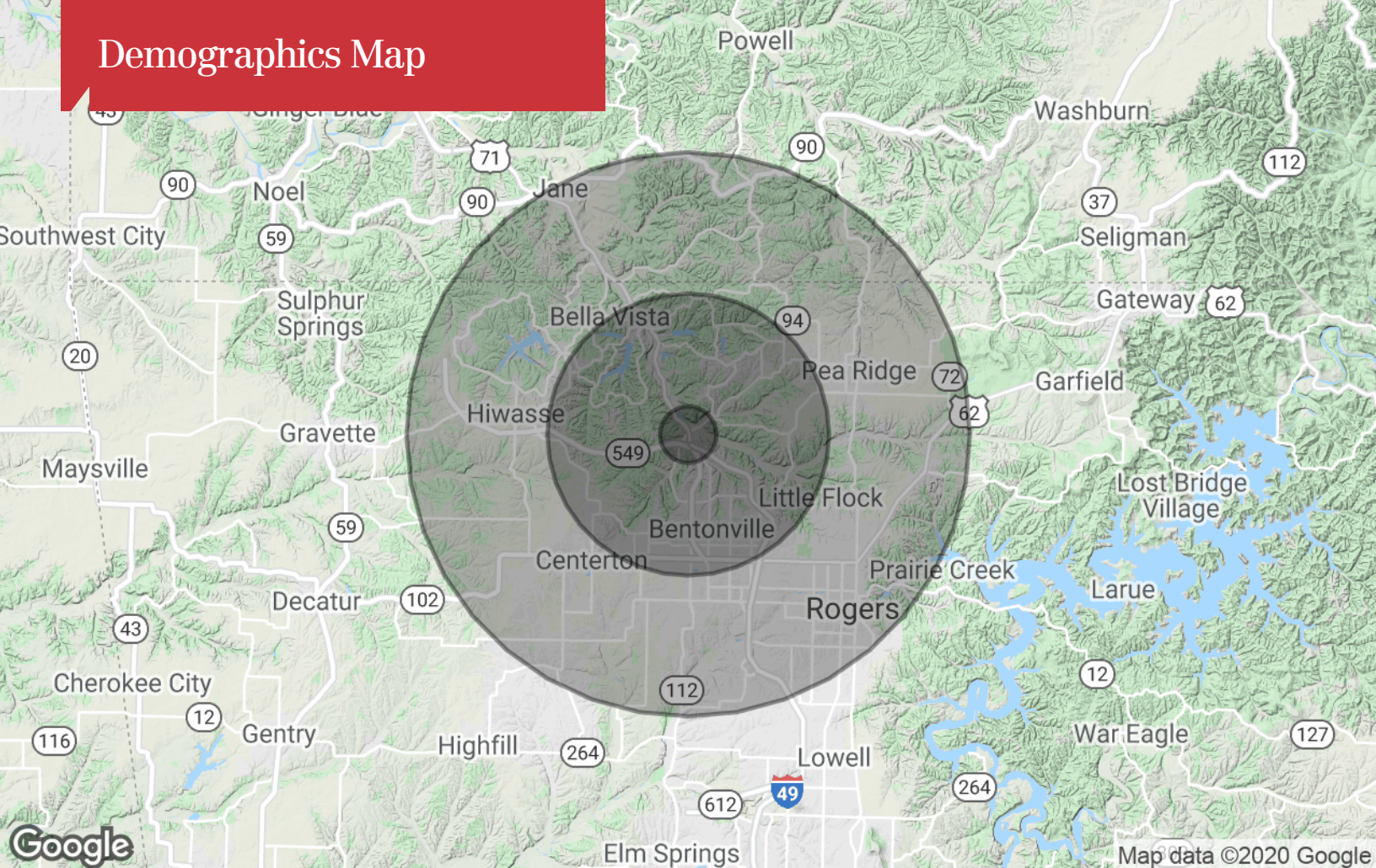
# Floor Plan



# Additional Photos



# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,230	49,023	141,984
MEDIAN AGE	40.8	38.2	36.1
MEDIAN AGE (MALE)	37.7	36.5	34.8
MEDIAN AGE (FEMALE)	42.7	39.7	37.2

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	886	19,103	54,772
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$78,914	\$73,003	\$70,405
AVERAGE HOUSE VALUE	\$241,723	\$199,859	\$208,355

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	94.5%	92.1%	87.9%
% BLACK	0.7%	1.6%	1.4%
% ASIAN	0.9%	2.0%	3.1%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	1.1%	1.4%	1.3%
% OTHER	2.7%	2.9%	6.3%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.9%	5.7%	12.6%

\* Demographic data derived from 2010 US Census



## Roger T. Reithemeyer MBA, CCIM

Commercial Advisor

### Scope of Responsibilities

Roger joins NAI Capstone as a Commercial Real Estate Advisor specializing in medical office and general purpose office services. These services include:

Site Selection	Leasing	Market Analysis
Sales	Acquisitions	Tenant Representation

### What Makes Me Stand Out

Highest Level of Accountability	Well Respected in the Community
Delivering on a Commitment	Persistence in Serving my Clients
Consistent Values	Reliability

Certified Commercial Investment Member (CCIM) with Skill Sets:

- Commercial Real Estate Financial Analysis
- Market Analysis
- User Decision Analysis
- Investment Analysis

### Notable Projects

- 20 Years of Experience with Real Estate Processes
- Corporate Liason / Relationship with more than 220 Strategic National Partners
- Managed Real Estate Portfolio of more than 450 Businesses
- Responsible for Corporate Land Dispositions Generating \$10M in Sales
- Generated \$12M in Income from Real Estate and Leasing Projects

### Background & Experience

Wal-Mart Stores, Inc. Realty Division:

Responsible for Land Disposition, Special Projects, Tenant Leasing, and Realty Management.

Wal-Mart Stores, Inc. Health & Wellness Division:

Supported Integration of Medical Clinics, Pharmacies, Vision Centers, and Durable Medical Equipment into Total Store Operations.

Wal-Mart Stores, Inc.:

Walmart Store and Sam's Club Operations serving as management in: Arkansas • Tennessee • Texas • Florida • Louisiana • Illinois • Missouri

### Education

(John Brown University)

Master of Business Administration - International Business

MBA International Business Practicum - Brasil Studies Program

Bachelor of Science Degree - Organizational Management

#### Contact Information:

o 479 899 6840 x17 c 479 633 3847

rreithemeyer@naicapstone.com

www.naicapstone.com



---

The information and materials contained in this brochure are provided "as is" without any express or implied warranty of any kind, including warranties of merchantability, noninfringement of intellectual property, or fitness for any particular purpose. In no event shall Capstone Commercial Advisors, and Arkansas Limited Liability company, be liable for any damages whatsoever (including, without limitation, damages loss of profits or business interruption) or do to the use of or inability to use the materials.

---

## + Information in Brochure

The information contained in this promotional material is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Images may include sketches, artist impressions and computer generated images. Changes may be made during the further planning or development stages of any development and dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without notice. While all reasonable care has been taken in providing this information Capstone Commercial Advisors and its affiliated companies and representatives accept no responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by any party whether purchaser, potential purchaser or otherwise. Capstone represents the Seller regarding this property(ies), and as the agent of the Seller, owes the Seller undivided loyalty, confidentiality and accountability. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of any transaction and further should seek independent legal and financial advice in relation to all of the information contained herein. The information contained in this material is a guide only and does not constitute an offer, inducement, representation, warranty or contract.

## + Copyright

This Brochure is also subject to copyright. No part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. The Brochure may be interfered with, may contain computer viruses or other defects and may not be successfully replicated on other systems. We give no warranties in relation to these matters. If you have any doubts about the authenticity of any communication from this Brochure purportedly sent by us, please contact us immediately.

## + Forward Looking Statement

Certain information contained in this Brochure, including any information as to Capstone's future financial or operating performance, constitutes "forward-looking statements". All statements, other than statements of historical fact, are forward-looking statements. The words "believe", "expect", "anticipate", "contemplate", "target", "plan", "intends", "continue", "budget", "estimate", "may", "will", "schedule" and similar expressions identify forward-looking statements. Forward-looking statements are necessarily based upon a number of estimates and assumptions that, while considered reasonable by Capstone, are inherently subject to significant business, economic and competitive uncertainties and contingencies. Known and unknown factors could cause actual results to differ materially from those projected in the forward-looking statements. Readers are cautioned that forward-looking statements are not guarantees of future performance. All of the forward-looking statements contained in this Brochure are qualified by these cautionary statements. Capstone expressly disclaims any intention or obligation to update or revise any forward-looking statements whether as a result of new information, events or otherwise.

## + Reliance on Information

In using the information contained in this Brochure, you agree that Capstone Commercial Advisors shall not be liable for any damages whatsoever (including indirect, incidental, special, punitive or consequential damages and loss of profits, opportunities or information) arising from (a) your use of or reliance on information contained in this Brochure; (b) any inaccuracy or omission in such information or failure to keep the information current; (c) use of any third party information referred to in this Brochure; (d) any other matter connected with the Brochure; even if Capstone is made aware of the possibility of such claims, damages or losses.

Although considerable care has been taken in preparing and maintaining the information and materials contained in this Brochure, they are provided on an "as is" basis, without warranty of any kind, either express or implied, with respect to the accuracy or completeness of the information. Unless otherwise indicated, all information posted in this Brochure is current only as of the date of the document that contains the information, if indicated, or the date on which the document is posted, whichever is earlier. Capstone may at any time make changes to the information at this Brochure without prior notice. You should always ensure that you are referring to the most current information available on this Brochure.

In this Brochure, Capstone may provide links and references to several other Brochures. Capstone has no control over information at sites hyperlinked or referred to in this Brochure. These links and references are being provided for the convenience of the users of this Brochure and Capstone does not endorse and is not responsible or liable for the content, nature or reliability of any linked or referenced Brochure or any link contained in a linked or referenced Brochure. Capstone takes no responsibility for monitoring, updating, supplementing or correcting any information in any linked or referenced Brochure and makes no representation or warranties regarding such information. Please be aware that in linking or going to these outside Brochures, you are acting outside of the parameters of the Capstone Brochure and that Capstone is not responsible for the content of any other site.

## + Tax Advisor

Transactions that may be presented in this Brochure may not be suitable for all investors. Because of the importance of tax considerations to many option transactions, investors considering a particular transaction should consult with their tax advisor as to how taxes affect the outcome of contemplated transactions.

The world's largest commercial real estate network.

400+ local offices. 7,000 local market leaders.

All actively managed to work wherever you do.

**NAI**Capstone

214 S. First Street Suite 202

Rogers, AR 72756

o: 479 899 6840 f: 479 899 6841

[www.NAIcapstone.com](http://www.NAIcapstone.com)