

For Lease

Medical / Dental Building



601 SW Regional Airport Blvd

Bentonville, Arkansas 72713

Property Highlights

- 1 large nurse station
- 12 exam rooms
- 1 large reception area with spacious lobby
- 1 clean linen closet
- 4 doctor offices
- 1 dedicated men's & women's restroom
- 1 shared men's & women's restroom

Property Description

This is a sublease. Full service gross. Class A medical space which has never been occupied.

OFFERING SUMMARY

Available SF	5,215 SF
Lease Rate	\$29.80 SF/yr (Full Service Gross)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,995	\$74,696
5 Miles	69,479	\$76,461
10 Miles	174,013	\$69,532

For more information

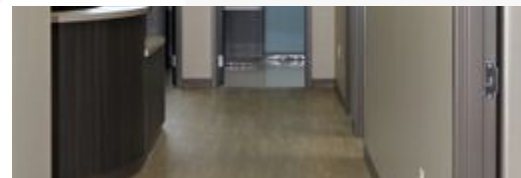
Roger Reithemeyer CCIM

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Additional Photos



Aerial Map



Google

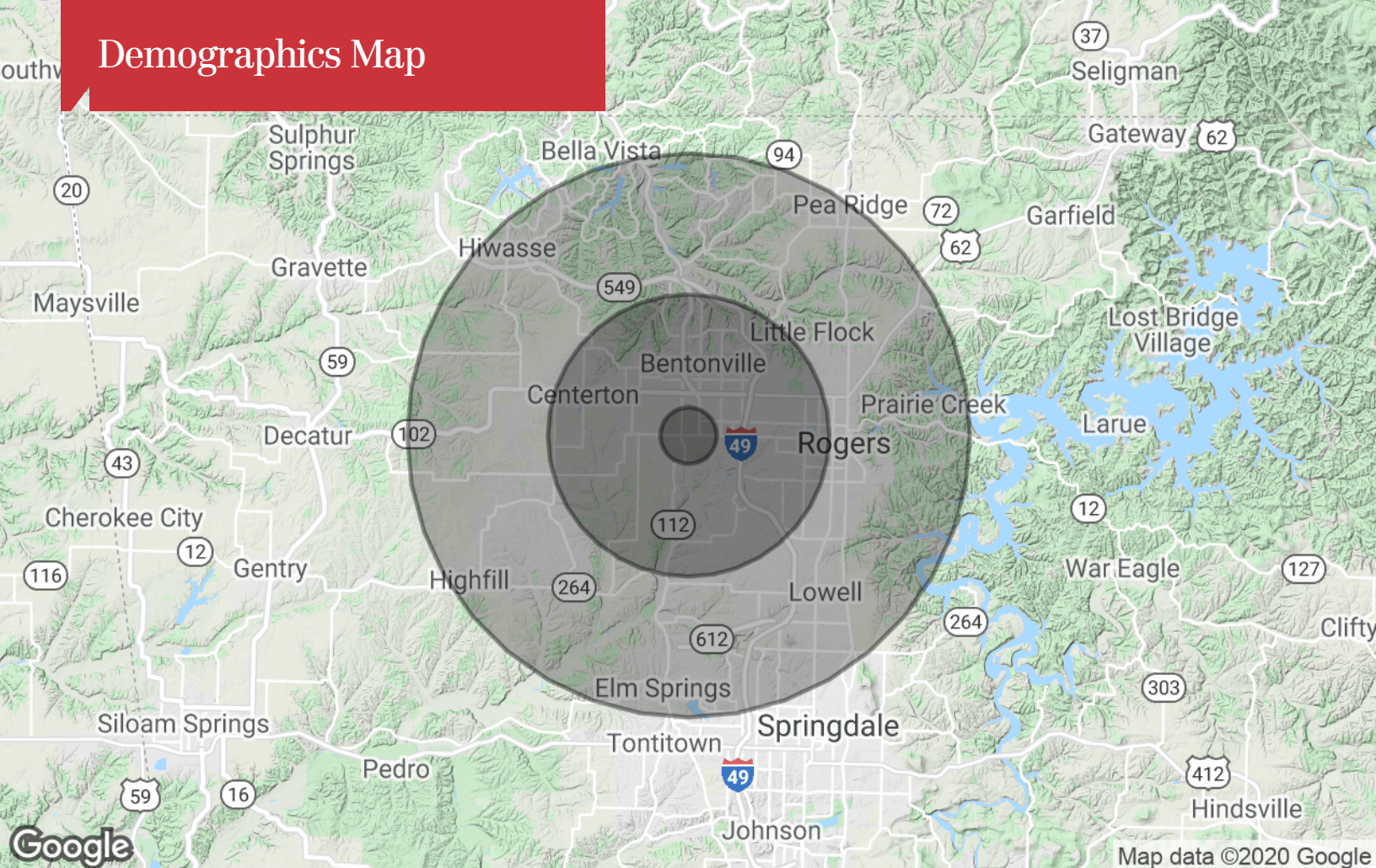
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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,995	69,479	174,013
MEDIAN AGE	30.4	31.7	34.0
MEDIAN AGE (MALE)	30.6	30.0	32.8
MEDIAN AGE (FEMALE)	30.8	32.9	35.0

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,129	25,969	64,915
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$74,696	\$76,461	\$69,532
AVERAGE HOUSE VALUE	\$217,306	\$265,448	\$212,841

Race

	1 Mile	5 Miles	10 Miles
% WHITE	84.6%	86.4%	85.5%
% BLACK	3.7%	2.4%	1.2%
% ASIAN	7.6%	4.7%	3.0%
% HAWAIIAN	0.1%	0.1%	0.4%
% INDIAN	1.2%	0.9%	1.0%
% OTHER	2.9%	5.6%	9.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	7.1%	12.3%	17.5%

* 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

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Randy L. Crossno, CCIM

Principal

Randy L. Crossno, CCIM is the Principal Broker, founder and Managing Member of Capstone Commercial Advisors, a regional commercial brokerage and asset management firm located in NW Arkansas. Randy is also the founder and Managing Member of Cross Capital Ventures, a real estate investment and development firm that specializes in retail, office, and mixed use projects across the United States.

Randy has a Bachelor of Science degree in Economics and Finance from the University of Tennessee. He holds the prestigious Certified Commercial Investment Member (CCIM) designation, is a member of the Retail Christian Network, and the International Council of Shopping Centers, and is also a graduate of Sam M. Walton's Institute of Retail.

Prior to starting Capstone, Randy worked as a broker with Grubb & Ellis Commercial Brokerage. He has spent over 20 years serving retailers like Wal-Mart Stores, Inc. and Bass Pro Shops to formulate and execute some of the largest and most intricate expansion and disposition strategies in the retail industry.

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NAICapstone

Capstone Commercial Advisors, LLC is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions, and real estate investment trusts (REIT's) with all their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

Brokerage

Full service real estate representation and transactions

Corporate

Capstone has extensive experience in National corporate support, from single unit relocation to national strategic planning and multi-unit implementation. Let Capstone serve as your companies' outsourced real estate department.

Investment Services

Capstone's asset management team coordinates all aspects with in the life of a real estate investment. We treat your portfolio of real property investments as a whole, maximizing returns and managing debt and equity for the best outcome in a changing economic climate.

Management

Capstone's goal in property management is to protect the asset's value while maximizing property value and minimizing expenses. Our team will work with properties and clients preparing for long term hold or strategic disposition while protecting the financial well-being of the assets throughout the period of ownership.

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+ 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.

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