



3875 W Sunset

Springdale, Arkansas 72762

Property Overview

Located on West Sunset (US Highway 412) with an ADT of 35,000. This 8,410 SF building sits beside Applebee's and is within a mile of multiple national chains. Currently set up as a medical facility but could be used for other avenues.

Property Highlights

- Zoned C1
- 1.48 acres
- Spacious reception area with mens and womens restrooms
- Sub waiting area
- 13 exam lanes
- X-ray room
- 5 spacious offices
- Lab room
- Allergy injection room
- Procedures room
- 1 dedicated employee restroom
- 3 common restrooms
- 1 large nurse's station
- 1 conference room

For More Information

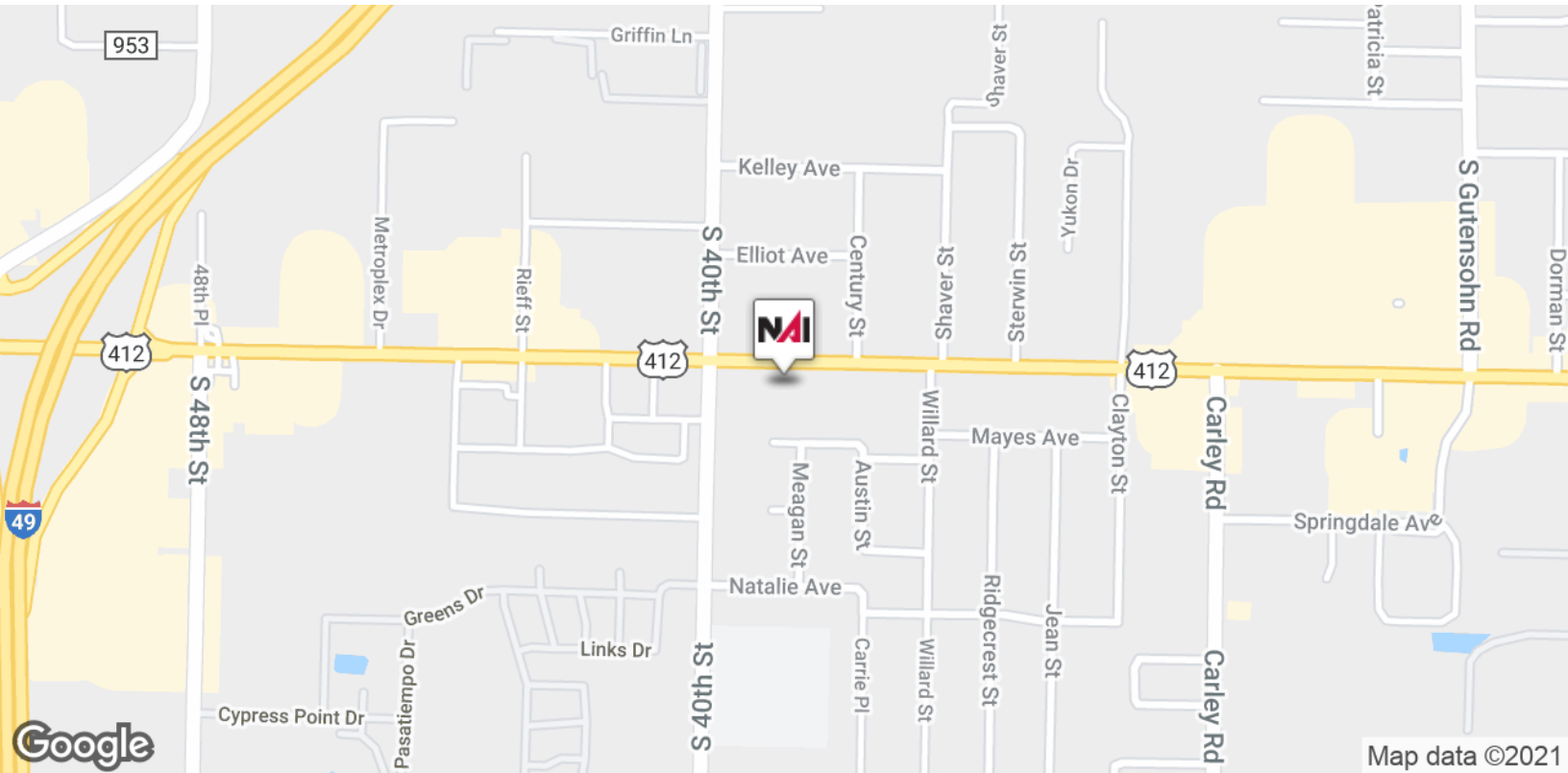
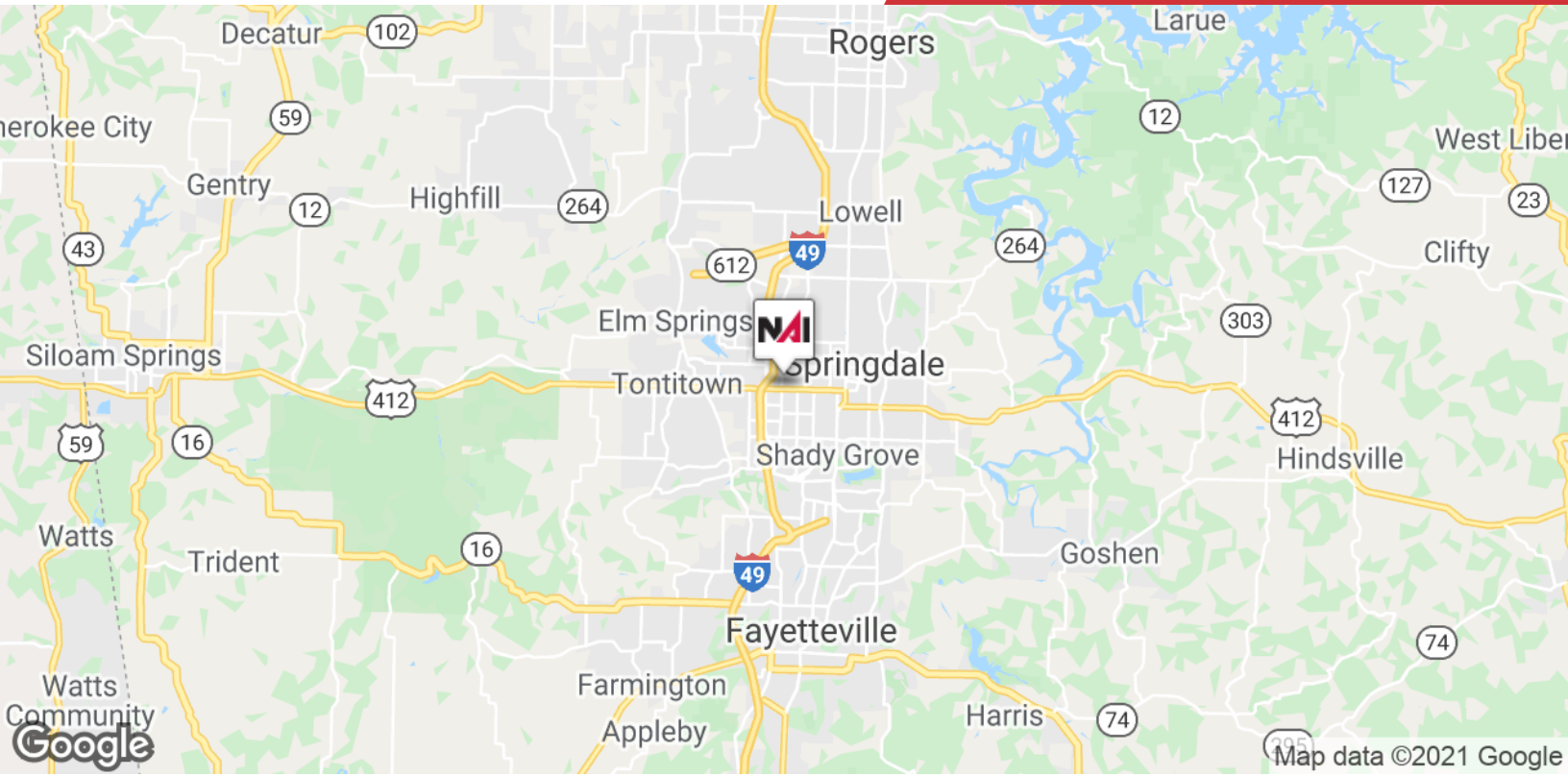
Roger Reithemeyer CCIM

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Demographics 1 Mile 5 Miles 10 Miles

	1 Mile	5 Miles	10 Miles
Total Households	1,534	33,575	81,849
Total Population	4,200	93,908	217,522
Average HH Income	\$60,872	\$57,546	\$61,826



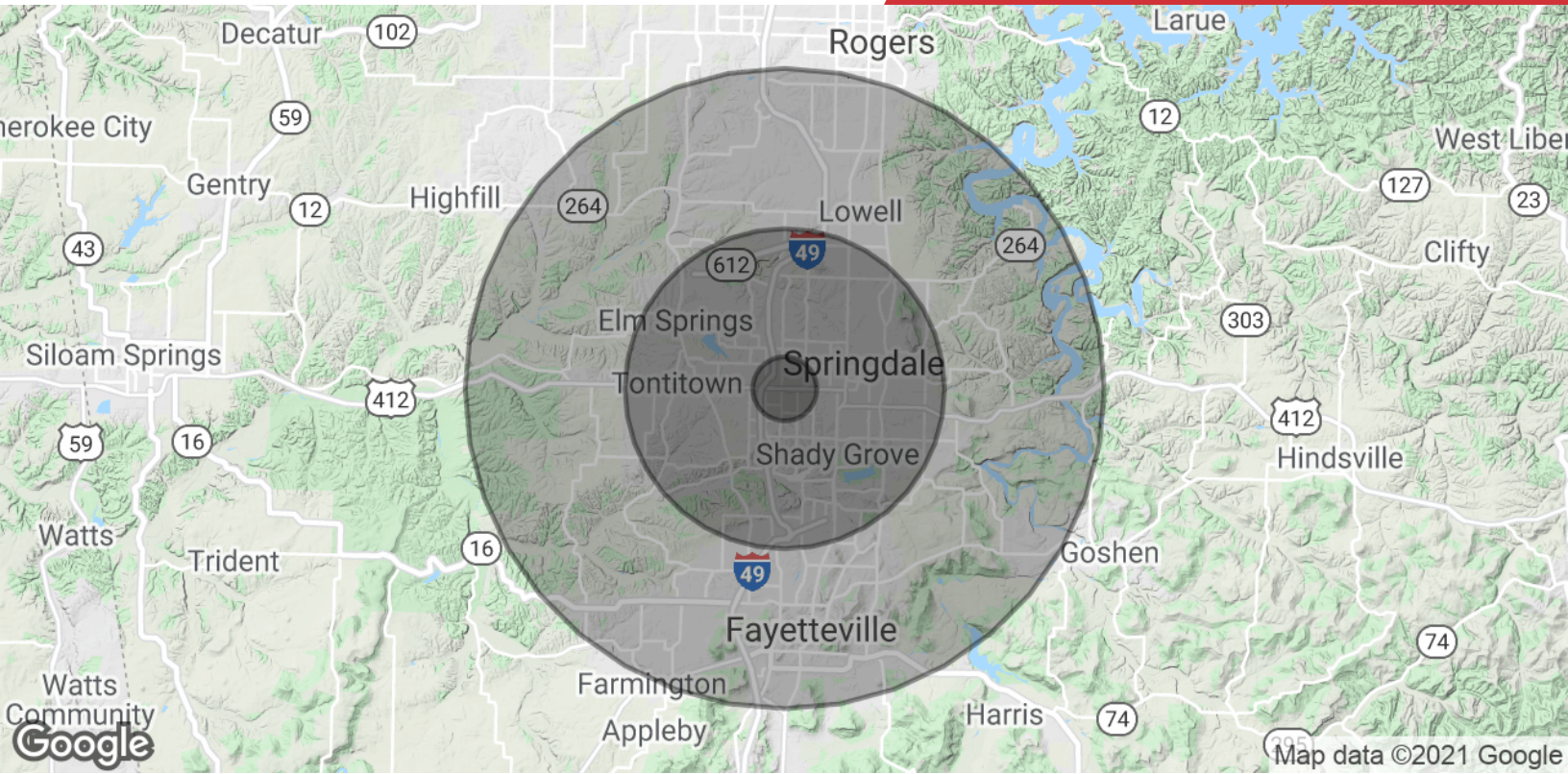
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,200	93,908	217,522
Average age	34.3	31.1	31.2
Average age (Male)	32.9	30.4	30.6
Average age (Female)	35.1	32.0	31.9
Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,534	33,575	81,849
# of persons per HH	2.7	2.8	2.7
Average HH income	\$60,872	\$57,546	\$61,826
Average house value		\$189,909	\$237,754

* Demographic data derived from 2010 US Census



Roger T. Reithemeyer, MBA, CCIM

Senior 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 |

Contact Information:

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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 Liaison / 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 - Brazil Studies Program
Bachelor of Science Degree - Organizational Management