



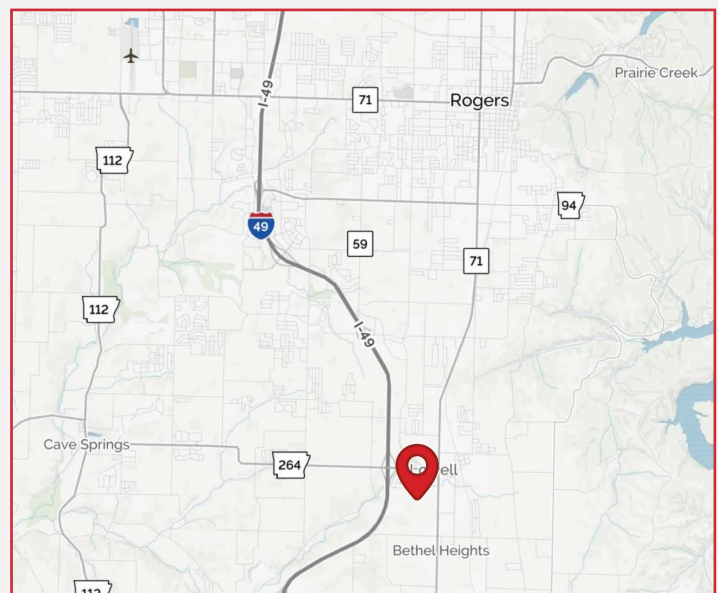
## Property Features:

On 3.34 acres, this office, retail showroom, and warehouse is located on heavily traveled Hwy 71B with a recorded traffic count of 33,000 VPD. 3 Drive in Doors, 6 Docks, and 5 Restrooms. In close proximity to I-49 near both Lowell and Wagon Wheel Road interchanges. Approximately 473 feet Hwy 71B frontage.

**Price:** \$3,400,000

**Size:** +/- 57,449 SF

- > Warehouse Space: 46,859 SF
- > Office/Showroom Space: 10,590 SF



For more information:

**Roger Reithemeyer, CCIM, MBA**

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[naicapstone.com](http://naicapstone.com)

# Images





## 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:

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The world's largest commercial real estate network.

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