



2060 Orchard St

Springdale, Arkansas 72764

Property Highlights

- Free-Standing 3,223 sf Building
- Zoned C-1
- 35 Parking Places

Property Overview

Currently built-out for medical use with large reception area, spacious waiting area, employee break room, x-ray room and multiple exam lanes. Also ideal for professional office.

Offering Summary

Sale Price:	\$450,000
Building Size:	3,223 SF
Lot Size:	1.07 Acres

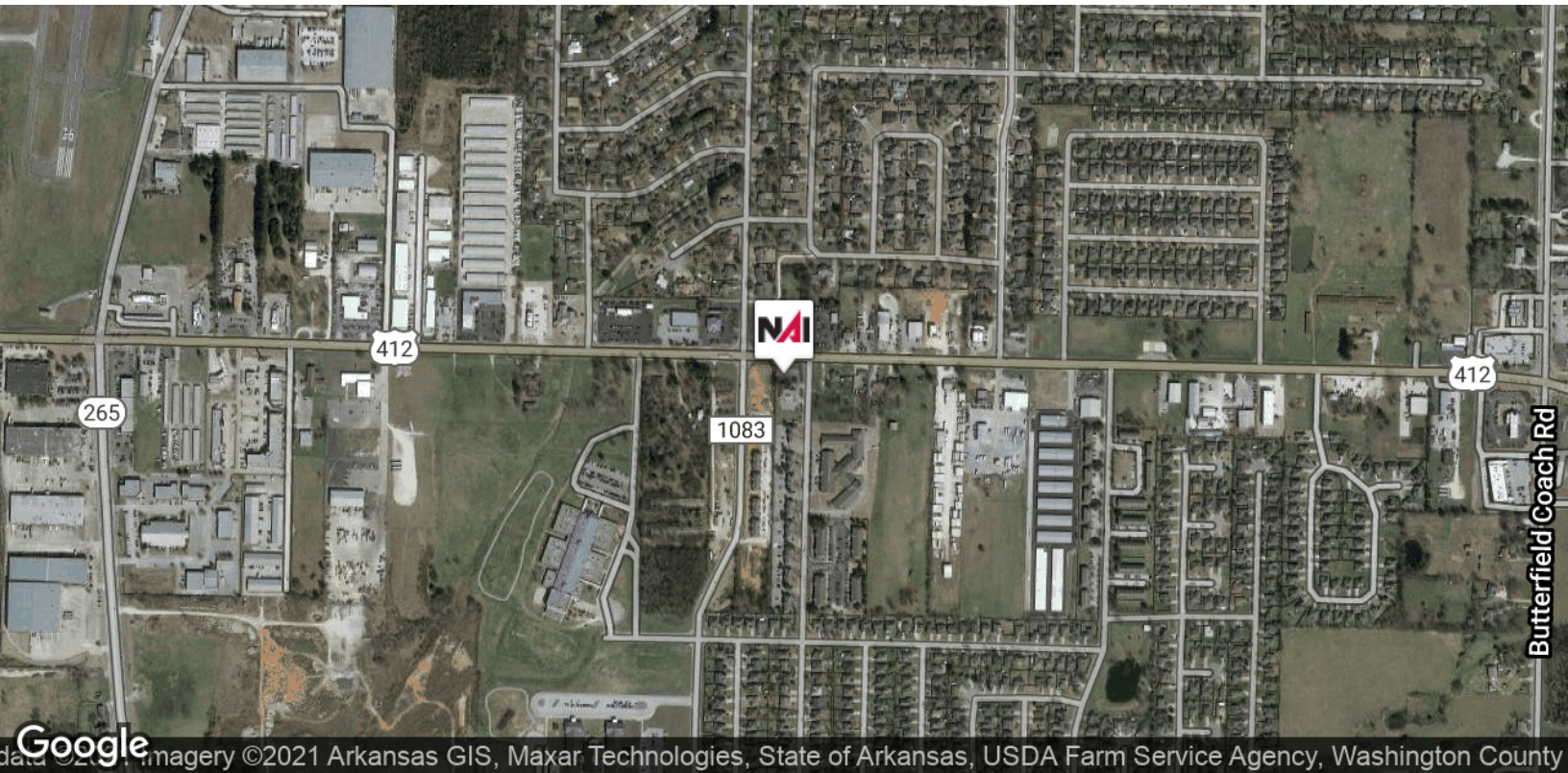
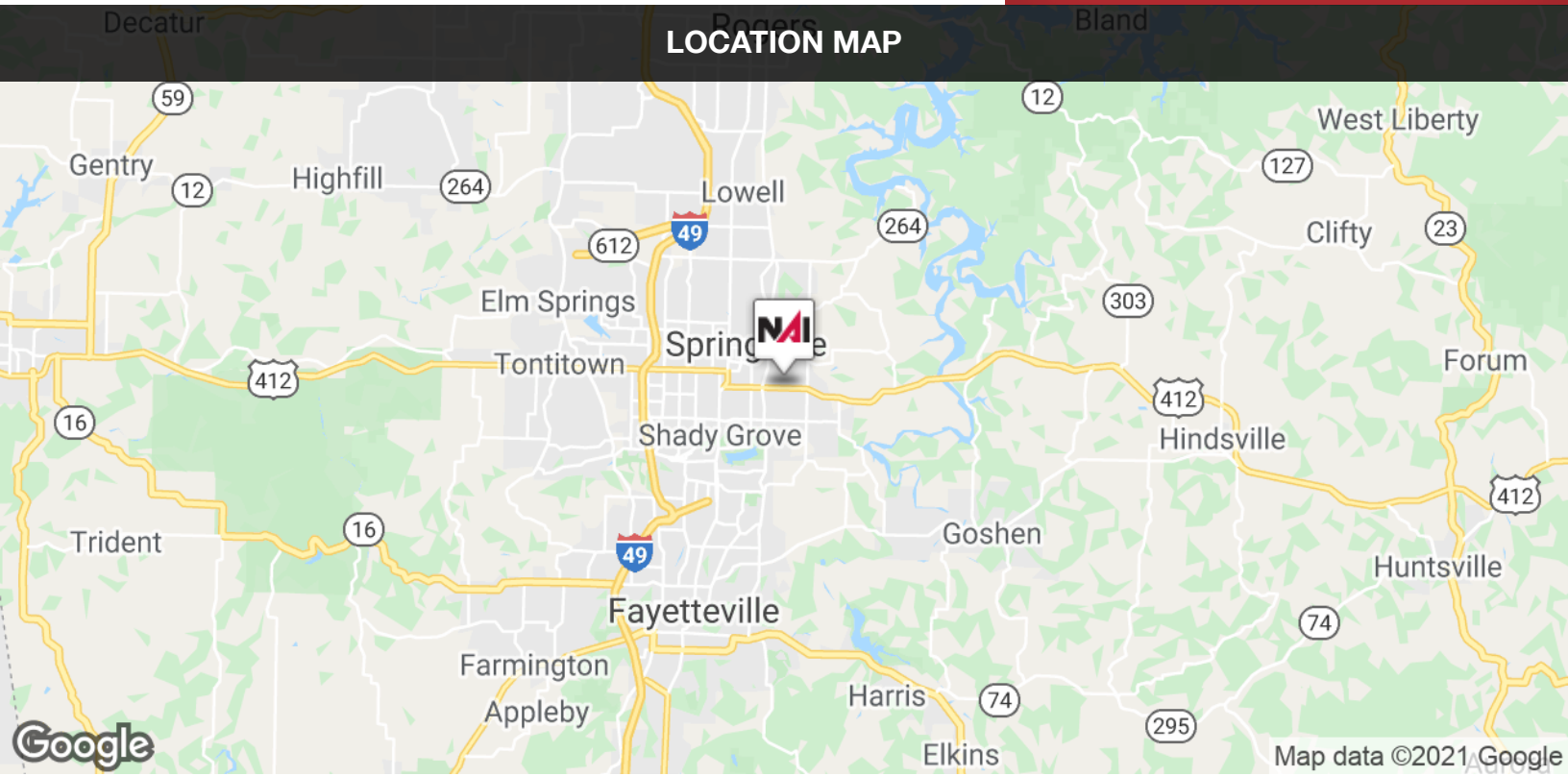
Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,746	14,034	29,820
Total Population	9,182	43,428	85,629
Average HH Income	\$44,448	\$50,443	\$55,582

For More Information

Roger Reithemeyer CCIM

O: 479 899 6840 x17

rreithemeyer@naicapstone.com



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214 South First Street Suite 202
Rogers, AR 72756
479 899 6840 tel
naicapstone.com

AERIAL MAP

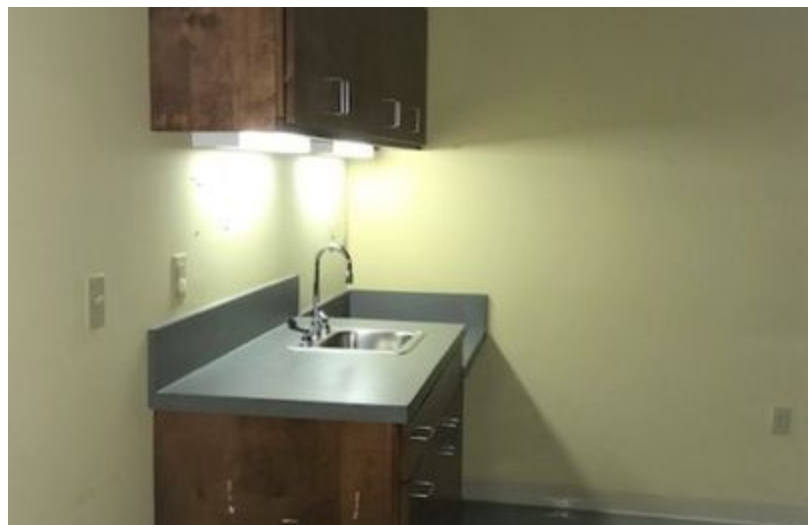


Imagery ©2021 Arkansas GIS, Maxar Technologies, State of Arkansas, Washington County

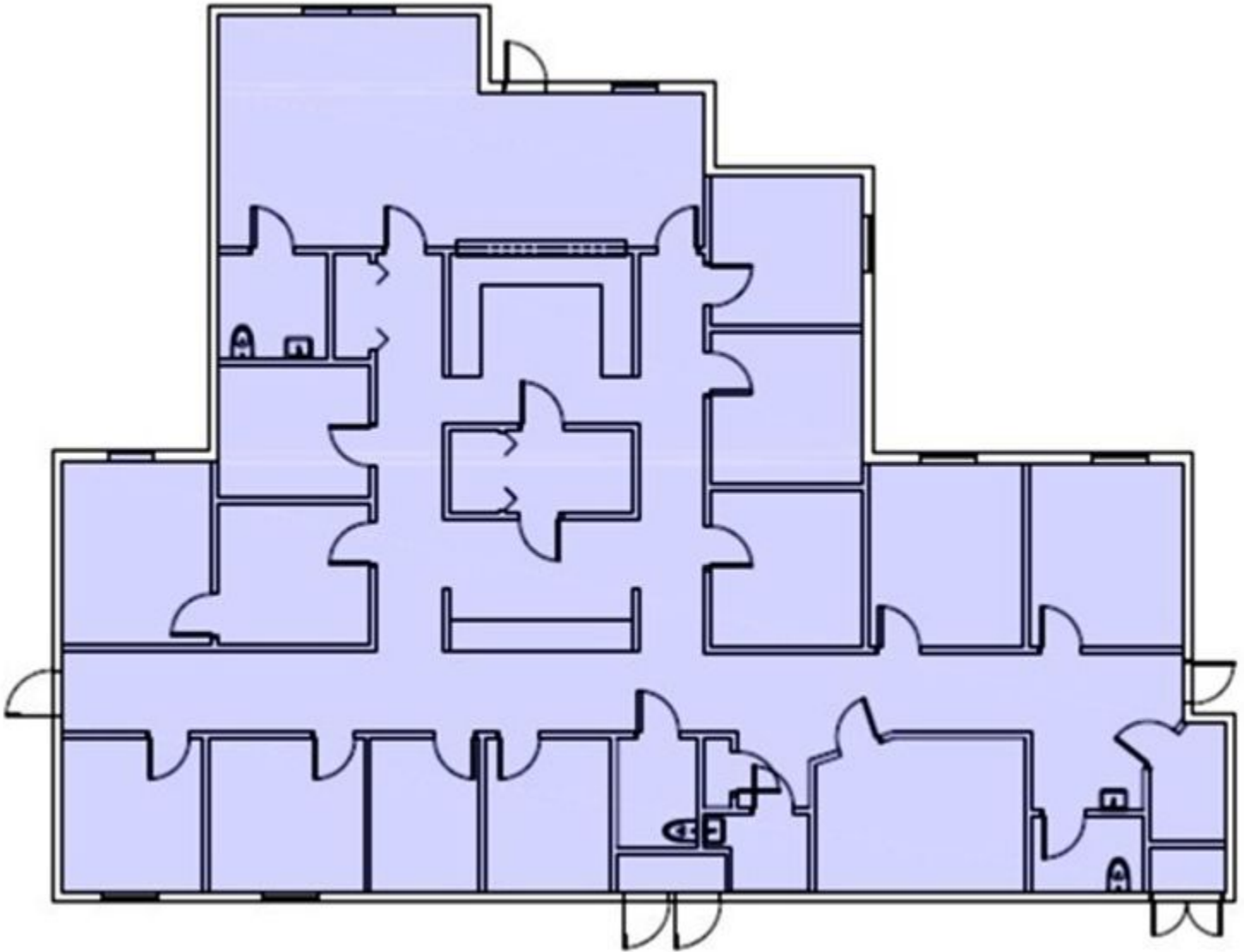
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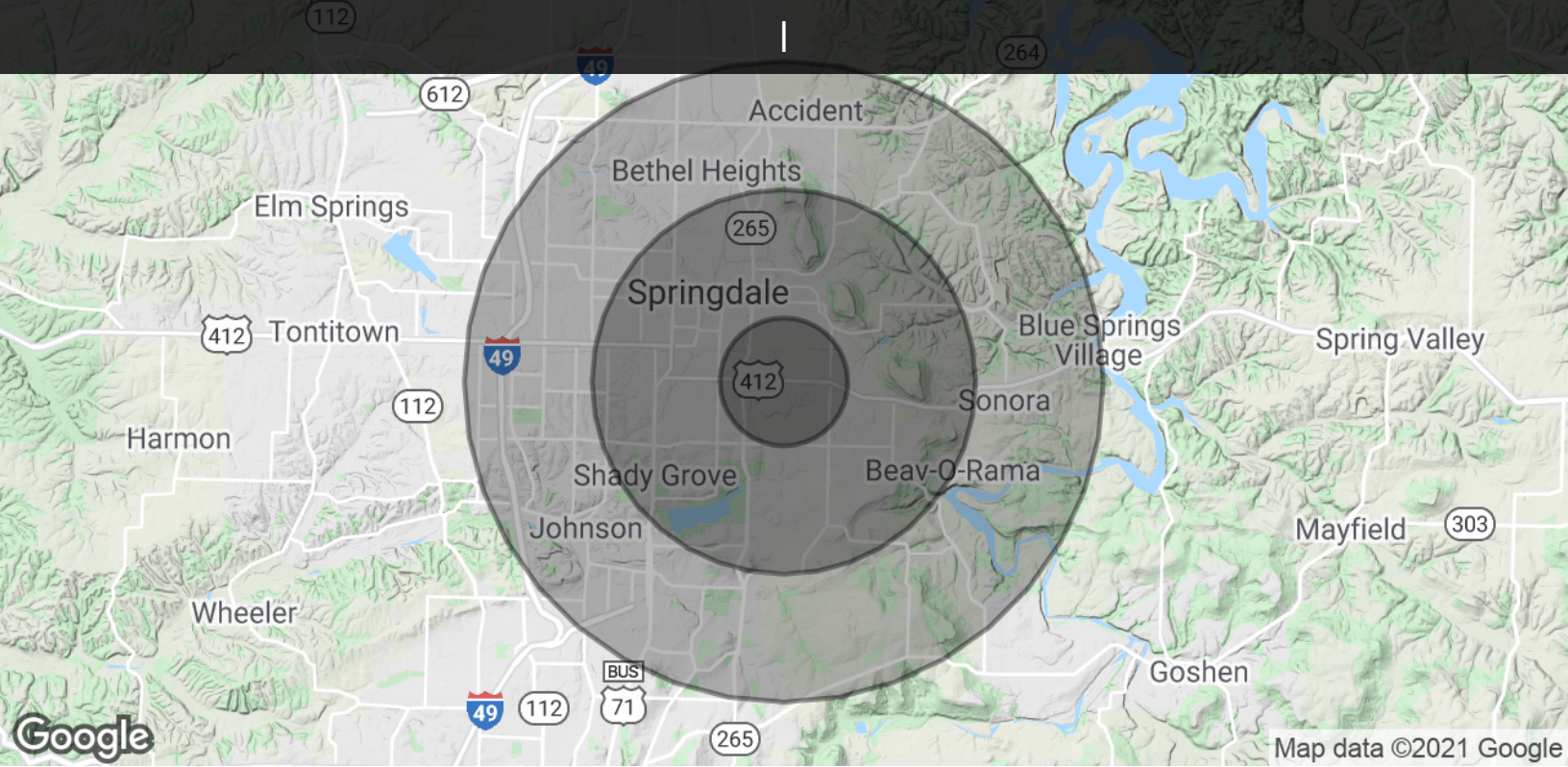
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ADDITIONAL PHOTOS



FLOOR PLAN





Population	1 Mile	3 Miles	5 Miles
Total Population	9,182	43,428	85,629
Average age	24.1	27.8	30.6
Average age (Male)	23.4	26.9	29.4
Average age (Female)	24.8	29.1	32.1
Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,746	14,034	29,820
# of persons per HH	3.3	3.1	2.9
Average HH income	\$44,448	\$50,443	\$55,582
Average house value	\$141,724	\$171,513	\$204,328

* 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:

o 479 899 6840 x17 c 479 633 3847

rreithemeyer@naicapstone.com

www.naicapstone.com



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