

# 8101 McCLURE DRIVE FORT SMITH, AR 72916

Medical Office Park For Sale

18,239 SF on 2.38 Acres MOL

\$5,250,000 (\$287.85/SF)

85% Occupied



# NAIRED

COMMERCIAL  
REAL ESTATE

## NAIRED

405.840.0600  
NAIRED.COM

MATTHEW PIERCE  
405.203.3636  
MATT@NAIRED.COM

CADE FLESNER  
760.889.2305  
CADE@NAIRED.COM



8101 McCLURE DRIVE

Women's Center for  
Health and Wellness

Arkansas Vein Clinic  
and Skin Care



Crafton Tull



Sills  
Family  
Medicine

Edward Jones



HIGHLANDS  
RESIDENTIAL MORTGAGE

JAMES E. KELLY III, MD

 **BIG THERAPY**

Professionally Managed by

**CMC**  
ASSET  
MANAGEMENT

## PROPERTY HIGHLIGHTS

- Multi-Tenant NNN Medical Office Park
- Actual NOI: \$340,596.96
- Cap Rate: 6.5%
- Reputable Tenant Mix
- 2,755 SF Vacant
- Built: 2017
- Parking Ratio: 3.33/1,000 SF

## LOCATION HIGHLIGHTS

- Easy Access to Highway 49

**NAIRED**

405.840.0600

NAIRED.COM

MATTHEW PIERCE

405.203.3636

MATT@NAIRED.COM

CADE FLESNER

760.889.2305

CADE@NAIRED.COM





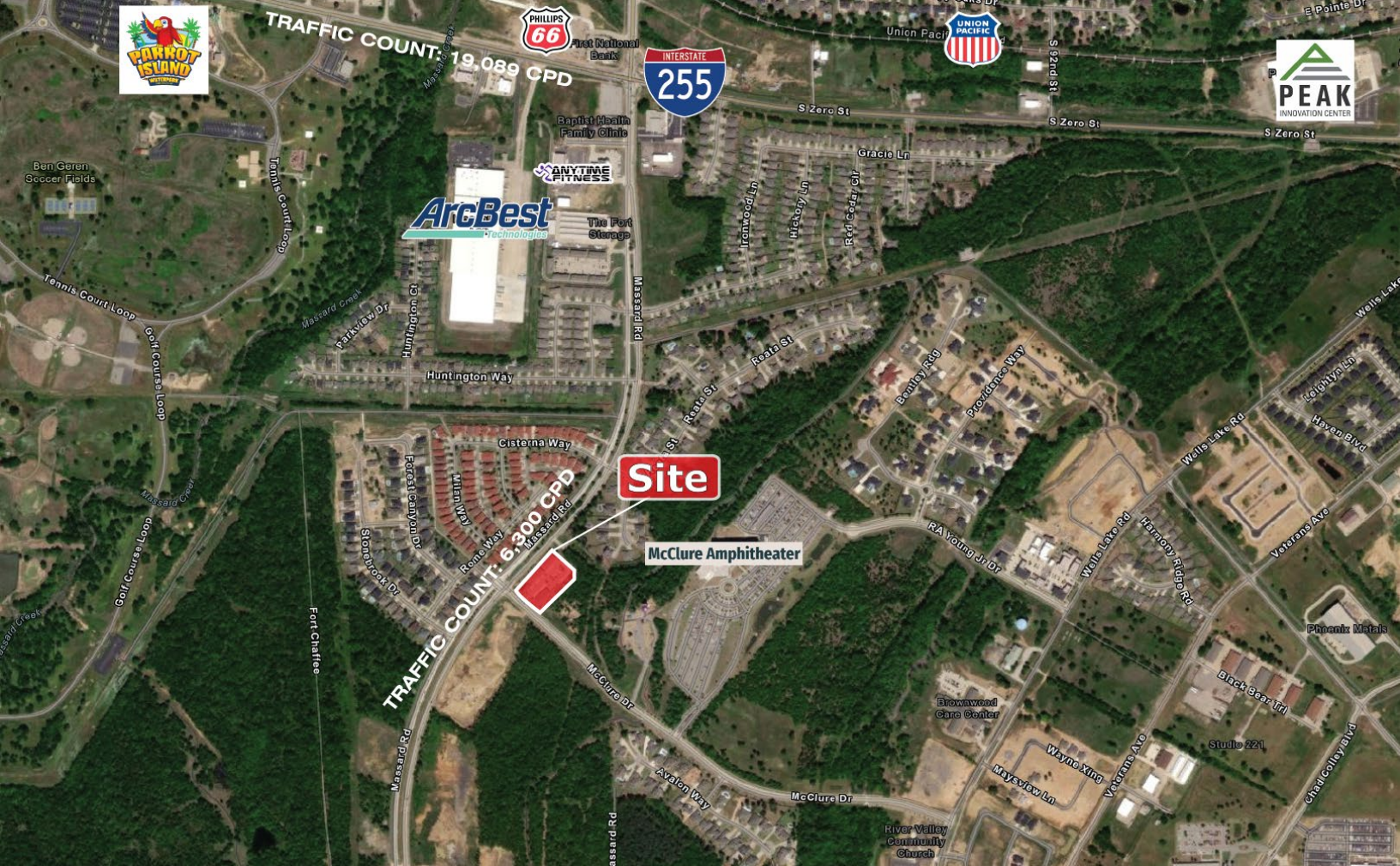
**NAIRED**

**405.840.0600**  
**NAIRED.COM**

**MATTHEW PIERCE**  
405.203.3636  
MATT@NAIRED.COM

**CADE FLESNER**  
760.889.2305  
CADE@NAIRED.COM





## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,870	18,606	56,828
AVERAGE HOUSEHOLD INCOME	\$112,296	\$89,985	\$86,587
TOTAL HOUSEHOLDS	889	8,116	24,354

**NAIRED**

**405.840.0600**  
NAIRED.COM

FOLLOW US @NAIRED\_CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.