



OFFERING MEMORANDUM
21118 Wade Rd, Springdale, AR 72764



Investment Overview

Growing MSA

Springdale is located among major economic centers in NWA.

Northwest Arkansas is the global headquarters for Walmart, Tyson, J.B. Hunt, and Simmons Foods.

This building is located on the east side of Springdale directly off Highway 412.

NNN Leases

All of the tenants in this strip center are under triple net leases.

Each tenant is responsible for their prorated share of property taxes, CAM, and insurance.

The building is 79% leased with one 2,400 SF unit unleased.

Recently Constructed

Construction for this strip centers was completed in 2023.

These properties are conveniently located off Highway 412.

Approximately 19,000 vehicles drive by each day.



Finance Summary

Wade Road



The building is 79% leased one unit not currently leased. All leases are NNN at \$3.12 per SF.



Price	\$2,230,000
Cap Rate	6.75%
Price/SF	\$185.86
Building Size	11,998 SF
Gross Leasable Area	11,448 SF
Year Built	2023
Lot Size	3.48 AC
Parcel Number	001-18273-008
Current Rent – 79% Occupied	\$127,728
Potential Rent – 100% Occupied	\$159,408
Projected NOI	\$150,653

Projected NOI factors in NNN expenses and leasing commissions for the vacant unit.

Rent Roll – Wade Road

Tenant/ Suite #	SF Leased	% of Leasable SF	Start	End	Term of Occupancy	Monthly Rent	Annual Rent	Annual Rent/SF	% of Current Total Rent	Renewal Option	Lease Type
Office – 1	168	1.47%	9/1/2025	8/31/2026	1 Year	\$450	\$5,400	\$32.14	4.23%	Yes – Management Office	NNN
1	2,400	20.96%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	1,680	14.68%	3/1/2026	2/28/2027	1 Year	\$2,050	\$24,600	\$14.64	19.26%	Yes	NNN
4	1,200	10.48%	3/3/2026	3/2/2027	1 Year	\$1,500	\$18,000	\$15	14.09%	Yes	NNN
5	1,800	15.72%	11/20/2025	11/19/2026	1 Year	\$1,890	\$22,680	\$12.60	17.76%	Yes	NNN
7	600	5.24%	11/14/2025	11/13/2026	1 Year	\$630	\$7,560	\$12.60	5.92%	Yes	NNN
8	800	6.99%	10/1/2025	9/30/2027	1 Year	\$1,000	\$12,000	\$15	9.39%	Yes – Initial 1 year lease. Extended another year.	NNN
9	400	3.49%	3/2/2026	3/1/2027	1 Year	\$464	\$5,568	\$13.92	4.36%	Yes	NNN
10	600	5.24%	10/1/2025	9/30/2027	1 Year	\$700	\$8,400	\$14	6.58%	Yes – Initial 1 year lease. Extended another year.	NNN
11	600	5.24%	2/1/2026	1/31/2027	1 Year	\$700	\$8,400	\$14	6.58%	Yes	NNN
13	1,200	10.48%	11/20/2025	11/19/2026	1 Year	\$1,260	\$15,120	\$12.60	11.84%	Yes	NNN

Unit 1 is expected to rent at \$2,640 a month.



Next Steps

Black Diamond Capital Advisory Firm is available to discuss any next steps with prospective purchasers to give an understanding of the acquisition process.

A meeting can be arranged through Lane Auth at 817-584-5492 (Mobile) | lane@blackdiamondma.com or at our office at 479-365-4307

We look forward to hearing from you!