

OFFERING MEMORANDUM - 100% NNN LEASED PROPERTY PORTFOLIO

CHAFFEE COMMONS HUNTINGTON CIRCLE | FORT SMITH, AR



FOR MORE INFORMATION, PLEASE CONTACT:

TOM ALLEN, CCIM
tallen@sagepartners.com

MATTHEW ALLEN
mallen@sagepartners.com

PORTFOLIO OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale Chaffee Commons - a 100% Leased NNN Portfolio, a four-property retail investment opportunity located in Fort Smith. The portfolio consists of fully leased retail buildings occupied by a strong mix of medical, wellness, and service-oriented tenants, including Chaffee Vet, Fort Smith Eye Specialist, Anytime Fitness, Onyx, Core Health, and The Couch.

Situated within Chaffee Crossing, one of the region's fastest-growing mixed-use districts, the properties benefit from proximity to major medical campuses, corporate headquarters, and high-end residential neighborhoods that support an affluent and expanding consumer base. The diversified tenant roster and NNN lease structure provide investors with stable cash flow in a high-growth submarket with continued long-term upside.

ADDRESS	6210 Huntington Circle, Fort Smith, AR 6220 Huntington Circle, Fort Smith, AR 6230 Huntington Circle, Fort Smith, AR 6234 Huntington Circle, Fort Smith, AR
SALE PRICE	\$7,353,022.07 (\$333.29/SF)
CAP RATE	7.25%
TOTAL ACREAGE	2.99 ± Acres
TOTAL SF	22,062 ± SF
LEASE TYPE	NNN
TENANTS	Anytime Fitness, Chaffee Vet, Fort Smith Eye Specialists, Onyx Aesthetic & Wellness, Core Health, The Couch Counseling



AREA DEMOGRAPHICS



39.9 MEDIAN AGE



\$98,531 AVG HOUSEHOLD INCOME



1,279 TOTAL BUSINESSES



24,308 TOTAL EMPLOYEES

*Demographics based on a 3 mile radius. Source: ESRI

6210 Huntington Circle



6220 Huntington Circle



6230 Huntington Circle



6210 Huntington Circle



PORTFOLIO LEASE OVERVIEW

6210 HUNTINGTON CIRCLE		
	CHAFFEE VET	FT. SMITH EYE SPECIALIST
SF	2,800 ±	3,144 ±
SUITE	101	103/104
LEASE TYPE	NNN	NNN
TERM	4/17/2020 - 5/17/2030	9/1/2025 - 10/1/2028
2026 BASE RENT	\$85,606.20 (\$30.50/SF)	\$79,950.00 (\$24.47/SF)
ESCALATION	2% annual	3% annual
EXTENSION OPTION	One 10-year	N/A

6220 HUNTINGTON CIRCLE	
	ANYTIME FITNESS
SF	6,000 ±
SUITE	6220
LEASE TYPE	NNN
TERM	9/1/2021 - 3/30/2032
2026 BASE RENT	\$96,000 (\$16.00/SF)
ESCALATION	Increase \$500/mo every 2.5 years)
EXTENSION OPTION	Four 5-year

6230 HUNTINGTON CIRCLE	
	ONYX AESTHETIC & WELLNESS
SF	5,078 ±
SUITE	101, 102, 103
LEASE TYPE	NNN
TERM	1/8/2024 - 3/8/2031
2026 BASE RENT	\$158,544 (\$31.22/SF)
ESCALATION	2% annual
EXTENSION OPTION	Two 5-year

6234 HUNTINGTON CIRCLE		
	CORE HEALTH	COUCH COUNSELING
SF	2,928 ±	2,112 ±
SUITE	101/102	103
LEASE TYPE	NNN	NNN
TERM	10/1/2025 - 1/30/2031	2/1/2024 - 4/1/2031
2026 BASE RENT	\$60,000 (\$20.49/SF)	\$68,940 (\$32.64/SF)
ESCALATION	Inc. to \$5k/mo 8/1/26	Approx. 2% annual
EXTENSION OPTION	Two 5-year	Two 5-year

PORTFOLIO AERIAL



OFFERING MEMORANDUM - 100% NNN LEASED PROPERTY PORTFOLIO

NNN LEASED PROPERTY 6210 HUNTINGTON CIRCLE | FORT SMITH, AR

FOR MORE INFORMATION, PLEASE CONTACT:



TOM ALLEN, CCIM
479 903 6331
tallen@sagepartners.com



MATTHEW ALLEN
479 899 1917
mallen@sagepartners.com