

FOR SALE | FULLY LEASED DENTAL OFFICE

# 9100 GEYER SPRINGS RD LITTLE ROCK, AR 72209



FOR MORE INFORMATION, PLEASE CONTACT:

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# THE OFFERING

This offering presents a fully leased, turnkey dental office investment at a signalized, high-traffic intersection along Geyer Springs Road, with over 25,000 vehicles per day and excellent visibility. The 1,725 SF building sits on a 0.26-acre lot and has been continuously occupied by the same tenant for over 10 years, demonstrating strong operational performance and long-term commitment to the location. Recent capital improvements—co-funded by landlord and tenant—include parking lot repairs, a new front door, and exterior painting.

The NN+ lease structure shifts nearly all operating expenses to the tenant, offering investors a low-maintenance ownership experience.

**Tenant Responsible For:** Base Rent, Taxes, Insurance, Utilities, Interior Repairs, CAM/OPEX, and Signage.

**Landlord Responsible For:** Structural Repairs and HVAC Maintenance.

With annual rent escalations and a limited supply of small-format dental offices on the market, the property appeals to investors seeking stable, predictable cash flow and long-term tenant security.

<b>SALE PRICE</b>	<b>\$325,000</b>
<b>CAP RATE</b>	<b>11.15%</b>
<b>NOI</b>	\$36,224.91
<b>LEASE TYPE</b>	NN+
<b>ANNUAL ESCALATIONS</b>	3.00%
<b>BUILDING SIZE</b>	1,725 SF
<b>LOT SIZE</b>	0.24 Acres
<b>ZONING</b>	O-3
<b>PRICE/SF</b>	\$188.41
<b>LEASE TERM REMAINING</b>	22 months (Expiring 1/31/2028)
<b>TENANT</b>	Leap Kids Dental

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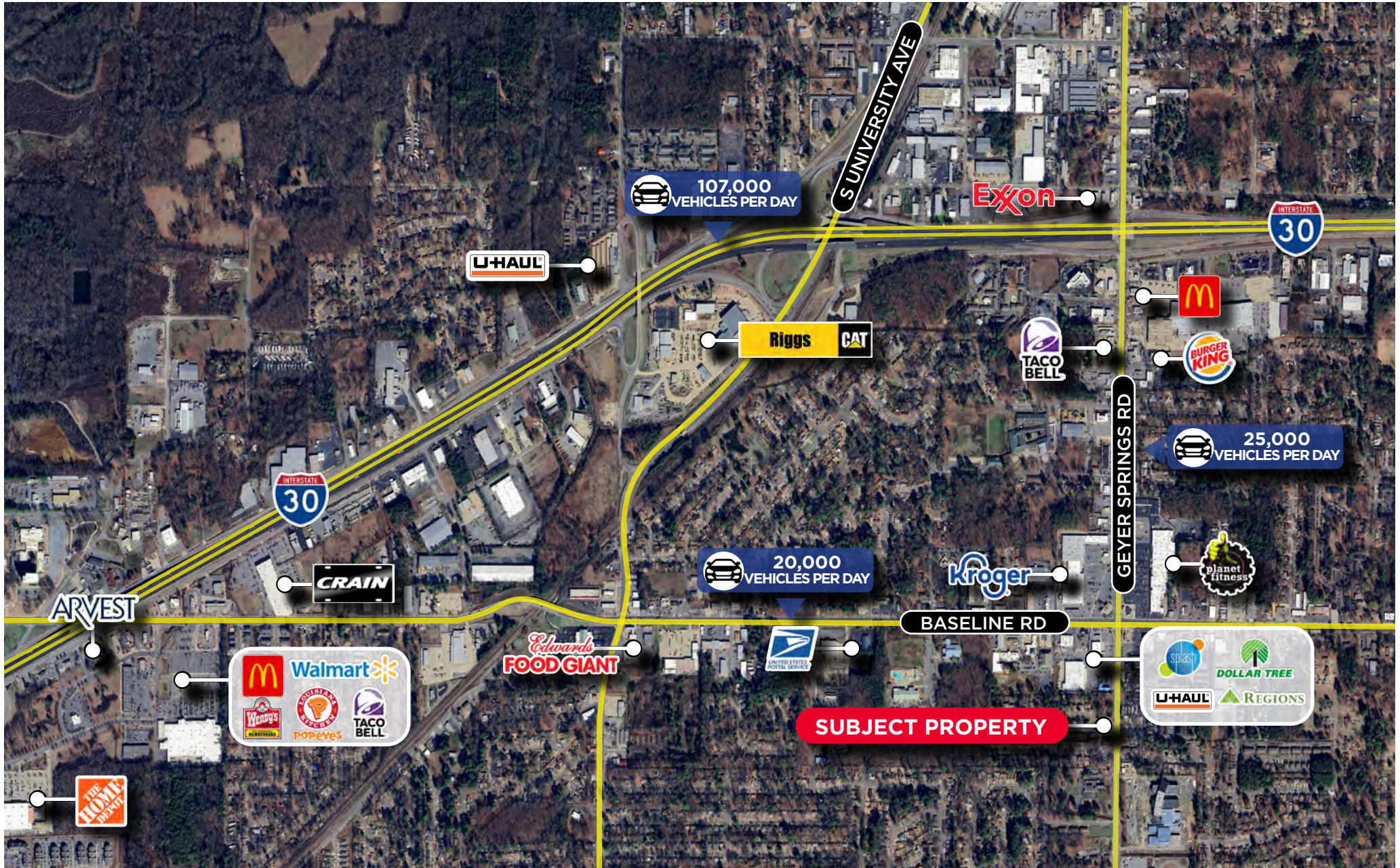
Leap Kids Dental is a professionally managed pediatric dental group with a strong regional presence. There are currently 16 locations across Arkansas and Missouri, including multiple offices in Little Rock and surrounding cities. Across both states, key Arkansas markets served include Little Rock (three offices), Bentonville, Bryant, Cabot, Conway, Fayetteville, Fort Smith, Hot Springs, Jonesboro, North Little Rock, Paragould, Pine Bluff, Searcy, plus locations in Springfield and Raymore, Missouri.

They have operated this Little Rock (Geyer Springs) location since 2015, reflecting over a decade of stable tenancy at this site. The tenant recently completed capital improvements in partnership with the landlord, including parking lot repairs, exterior painting, and a new front door, demonstrating both tenant commitment and ongoing business vitality.

Leap is a professionally run, recession-resistant healthcare tenant, providing reliable income with minimal landlord involvement—making them highly appealing for investors seeking stable, low-maintenance ownership.







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