



South Walton Plaza

109, 111 & 113 SE 22nd Street
Bentonville, AR 72712

BUTCH GURGANUS
PRINCIPAL | ARKANSAS
DIR: 479 845 1504
MOB: 479 644 7266
butch.gurganus@colliers.com

WADE SMITH
BROKERAGE | ARKANSAS
DIR: 479 845 1518
MOB: 214 924 1605
wade.smith@colliers.com



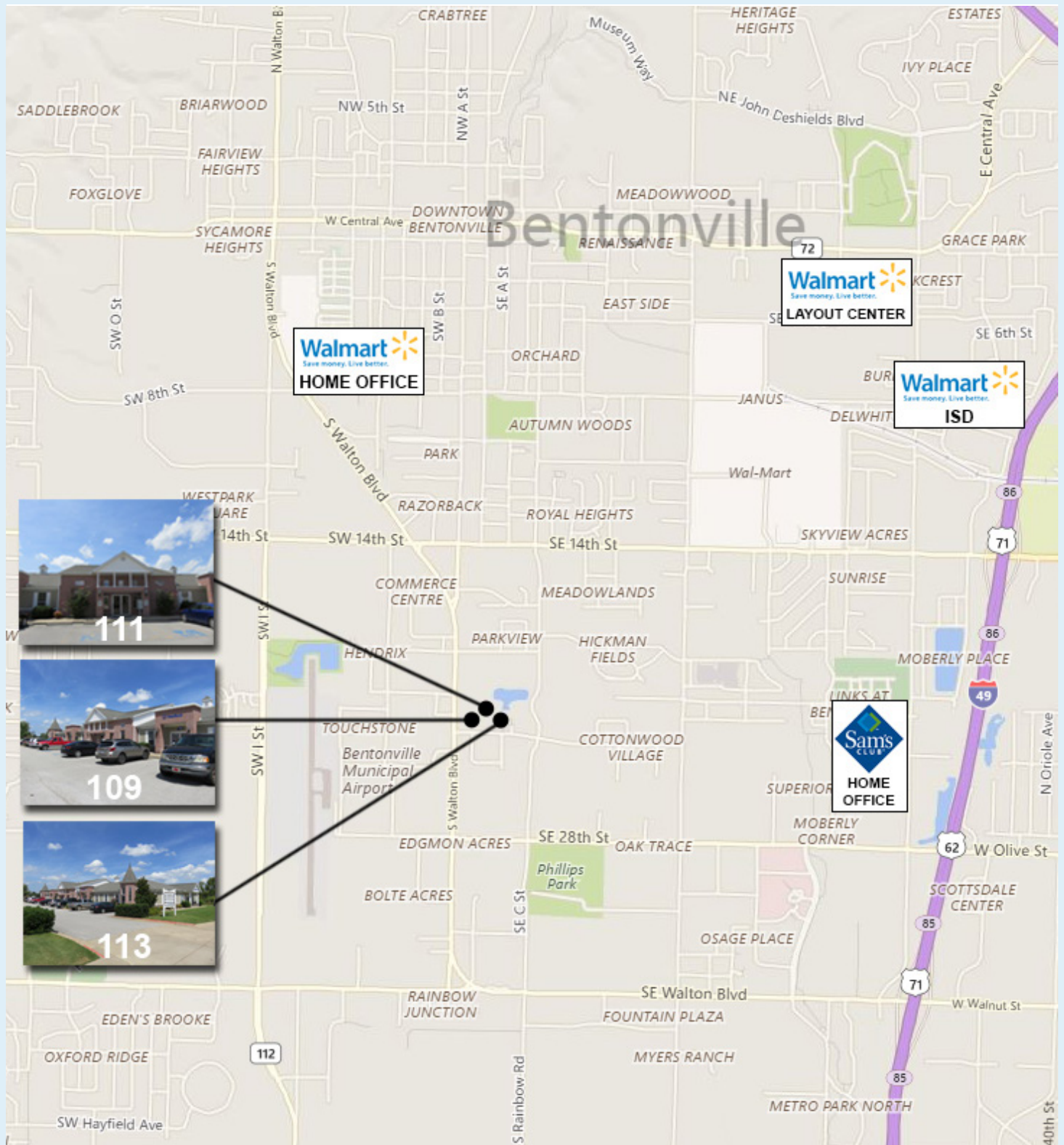
COLLIERS INTERNATIONAL
4204 S Pinnacle Hills Pkwy, Ste 102
Rogers, AR 72758
479 636 9000
www.colliers.com/arkansas

KEY FEATURES/HIGHLIGHTS

PRICE: \$5,929,013 (\$138.97 PSF)

- › 42,662 Total Square Feet on +/- 3.87 Acres
- › Built in 2003
- › Three Class B office buildings: one two-story building and two one-story buildings
- › Zoned C-3
- › 100% Occupied
- › Multiple tenants including MFL Apartments/Office Condos

LOCATION



PHYSICAL DESCRIPTION

The office buildings were constructed in 2003 and are improved with spacious office suites equipped with modern amenities. The 100% leased office portfolio is strategically located in the South Walton Plaza office park just east of South Walton Blvd.

111 SE 22nd Street is a two-story building that is comprised of first floor office space occupied by Workd Kitchen and Bimbo Foods. The second story is improved with (8) eight multi-family apartments which some of the units are utilized as office condos.

PRICING OVERVIEW

	SF	PSF	ANNUAL
Rental Income	42,662	\$14.10	\$601,645
Operating Expenses		\$2.98	\$127,324
Net Operating Income		\$11.12	\$474,321
Cap Rate			8.00%
Sale Price			\$5,929,013





TENANTS

CONTACT US

BUTCH GURGANUS
 MOB: 479 644 7266
butch.gurganus@colliers.com

WADE SMITH
 MOB: 214 924 1605
wade.smith@colliers.com

COLLIERS INTERNATIONAL
 4204 S Pinnacle Hills Pkwy, Suite 102
 Rogers, AR 72758
 479 636 9000
www.colliers.com/arkansas



Accelerating success.



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.