



103 Highway 412 | Siloam Springs

Offering Memorandum

Single Tenant Net Lease Investment

Prepared By:

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Property Features



0.59 +/- acre



100% Occupied



Zoned "C-1," Commercial



Built in 1997



2,508 square feet total
> 1,836 square foot convenience store
> 672 square foot car wash



Over 5,250 feet of Highway 412 frontage

Offering Summary

LEASE HIGHLIGHTS:

- 5+ years remaining in current term
- Significant rental increase in January 2021
- Corporate lease backing
- Triple Net Lease
- Tenant reports sales quarterly



- Hard corner site with stoplight access, critical for Highway 412 due to medians limited access



- At major intersection of Highway 412 and Mount Olive Street



- Surrounded by national retail and traffic generators



- Convenient to commercial business, neighborhoods and downtown Siloam Springs



- Highest traffic count intersection in Siloam Springs (27,000 VPD on Highway 412)



**CONFIDENTIALITY
AGREEMENT**



Lease and Offering Memorandum available upon execution of confidentiality agreement

