



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Service King  
7473 Warden Road  
Sherwood, AR 72120



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In Cooperation With Sands Investment Group  
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,000 SF Service King Located at 7473 Warden Road in Sherwood, AR. This Opportunity Includes a High-Quality Tenant With Limited Auto Repair Competition in the Area, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,506,133
CAP	8.25%
NOI	\$124,256
PRICE PER SF	\$167.35
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	7473 Warden Road Sherwood, AR 72120
COUNTY	Pulaski
BUILDING AREA	9,000 SF
LAND AREA	0.8 AC
BUILT	2000



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Corporate Guaranteed Lease With Replaceable Rent
- Service King Operates 345 Locations in 24 States
- Limited Auto Repair Competition in the Area
- Located Off US-167 a Major North/South Thoroughfare With Traffic Counts Over 85,390 VPD
- Strong Demographics With a Population of 40,253 Residents Making an Average Household Income of \$85,407 Within a 3-Mile Radius
- Strategically Located Within 1-Mile of RV Dealerships, 10 Car Dealerships and Numerous Retail
- Large Corporations Headquartered in Sherwood Include: ABC Financial, Hank's Fine Furniture and The Heritage Company; The Major Employers Are Call Centers For FTD.com and Cardinal Health
- Just 10 Minutes From Downtown Little Rock, Sherwood is Considered Part of the MSA, Which is Home to Over 734,000 People
- Little Rock, the Capital of Arkansas, is Home to the William J. Clinton Presidential Library and Museum, With Exhibits Including a Replica of the Oval Office and Presidential Artifacts; Little Rock is a Cultural, Economic, Government and Transportation Center Within Arkansas
- Nearby Tenants Include: Academy, Sam's Club, Tractor Supply Co, Sonic, Chuy's, Buffalo Wild Wings, Saltgrass Steakhouse, Dairy Queen and Much More





# LEASE SUMMARY

TENANT	Service King
PREMISES	A Building of Approximately 9,000 SF
LEASE COMMENCEMENT	November 1, 2010
LEASE EXPIRATION	October 31, 2020
LEASE TERM	~6 Months Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	3% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Auto
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,000 SF	\$124,256	\$13.81
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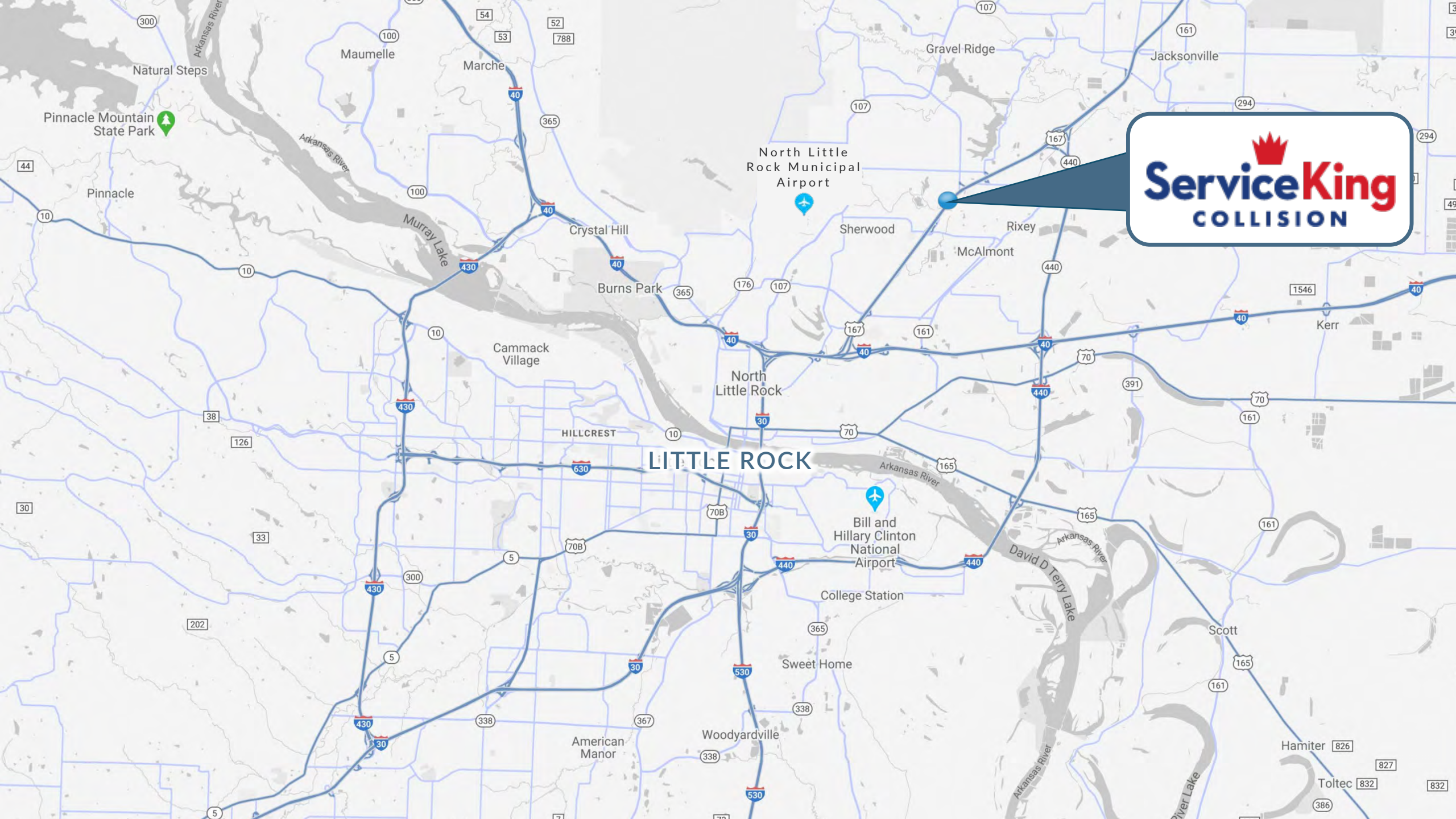
ACTUAL PROPERTY IMAGE





ACTUAL PROPERTY IMAGES



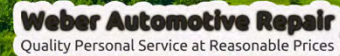


**ServiceKing**  
COLLISION





Wildwood  
Medical Clinic



Richies Auto  
Restyling Inc

Clinton  
Elementary



Cornerstone  
Bible Fellowship

Lantrip Rd

The Annex:  
Bible Fellowship



Warden Rd







THE LINKS

Sherwood Self Storage

SONIC

U-HAUL

M

BRADFORD

COMFORT SYSTEMS USA  
ARKANSAS

Automall

AUTO CREDIT EXPRESS

KOHL'S

Dignity

AC SPORT  
AUTO CONVERSION

BW Best Western

Little Caesars

Farmer Brothers

Service King  
COLLISION

Cleo's  
furniture

cbe  
Central Business Equipment, Inc.

67

Warden Rd

167

Lantrip Rd

INTERSTATE BATTERIES  
Outrageously Dependable

The Annex:  
Bible Fellowship



Walmart

Walmart Neighborhood Market

AT&T

SONIC

Bank OZK

Pizza Hut

O'Reilly AUTO PARTS

SHIPLEY DO-NUTS

REGIONS

ARVEST

Arby's

ZAXBY'S

metro by T-Mobile

Hardee's

SUBWAY

DOLLAR GENERAL

usbank

McDonald's

Kentucky Fried Chicken

TACO BELL

SONIC

NAPA

Exxon

107

Walgreens

ARVEST

POPEYES

CVS pharmacy

AutoZone

DOLLAR GENERAL

Little Caesars

ACE

KOHL'S

BW | Best Western Hotels & Resorts

McDonald's

Starbucks

TACO BELL

CENTENNIAL BANK

Little Caesars

GANDER RV & OUTDOORS

ServiceKing COLLISION

Kroger

SALLY BEAUTY

Shell

goodwill

DOLLAR TREE

usbank

Academy SPORTS+OUTDOORS

DQ

Shell

ON THE BORDER MEXICAN GRILL & CANTINA

SALT GRASS STEAKHOUSE

SUBWAY

67

Brockington Rd

167



## SHERWOOD | PULASKI COUNTY | ARKANSAS

Sherwood is a city in Pulaski County in the state of Arkansas. As of the 2018 estimate census, the population of the city was about 31,000 residents. Sherwood is part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area which is ranked 75th largest in the U.S. with 734,622 people. The city is located about 10 miles to Little Rock, the state's capital. Little Rock's population was estimated to be about 197,881 residents in 2018. Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South.

Large corporations with corporate headquarters in Sherwood include ABC Financial, Hank's Fine Furniture, and The Heritage Company. Major employers include customer contact centers for FTD.com and Cardinal Health. Another major employer is CHI St Vincent's North Hospital. Due to its close proximity, Little Rock, the state's capital, also greatly affects the city's economy. Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock. The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations like Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

Sherwood is a 12-minute drive to Little Rock, making it the perfect place to spend the day. Little Rock is home to the William J. Clinton Presidential Library and Museum, with exhibits including a replica of the Oval Office and presidential artifacts. In an 1800s Greek Revival building, the Old State House Museum traces Arkansas history. MacArthur Park has a pond, plus the Arkansas Arts Center, known for its large collection of drawings. The Little Rock Zoo was founded in 1926 and is home to more than 725 animals representing over 200 species and covers an area of 33 acres.



PULASKI COUNTY COURTHOUSE



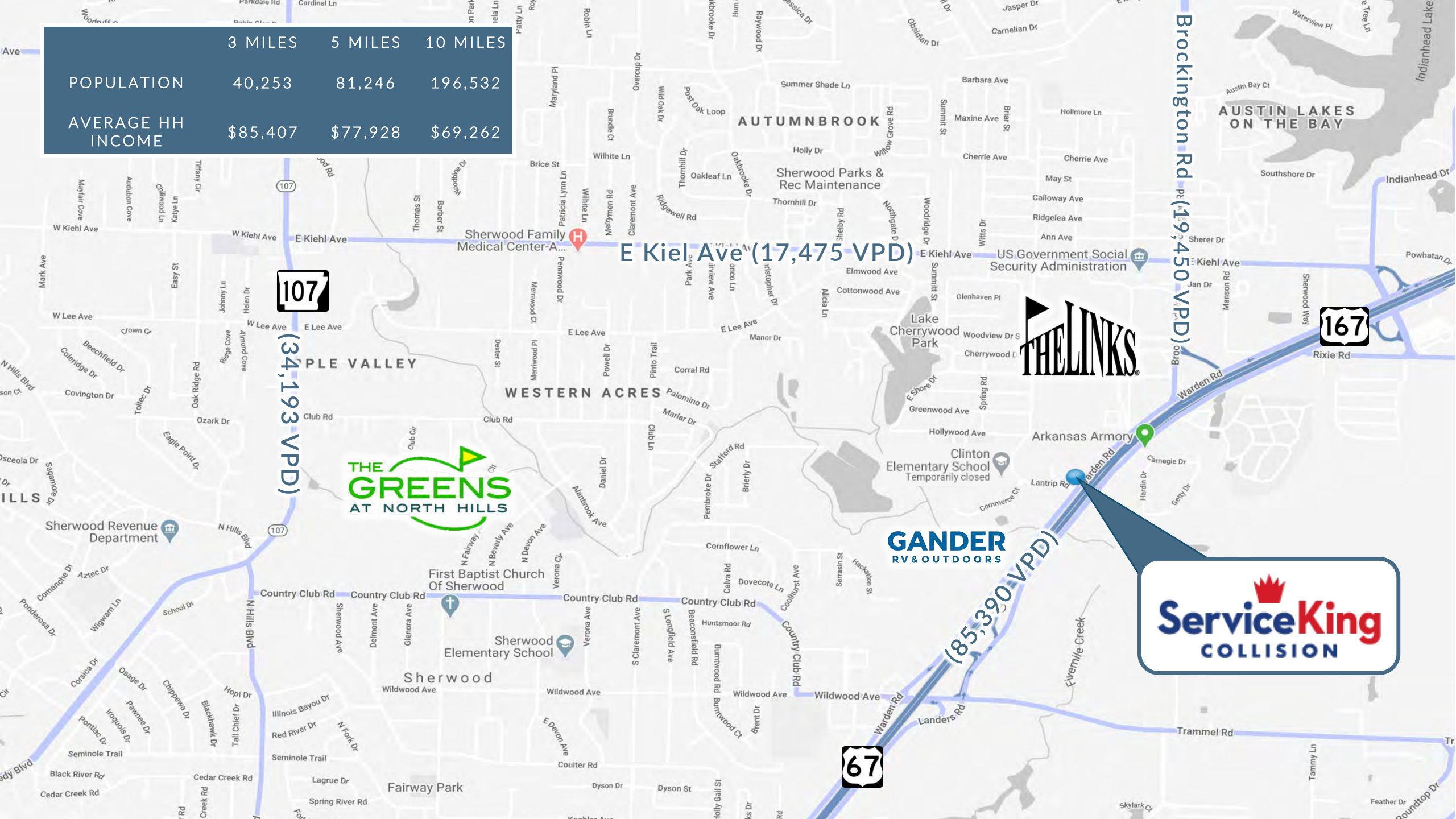
LITTLE ROCK ZOO



LITTLE ROCK, AR



	3 MILES	5 MILES	10 MILES
POPULATION	40,253	81,246	196,532
AVERAGE HH INCOME	\$85,407	\$77,928	\$69,262





SERVICE KING

# TENANT PROFILE

The Service King story begins more than 40 years ago in Dallas, Texas through the vision of Eddie Lennox, a young businessman and repair technician, who aimed to provide a different type of repair experience for customers. The business began inside a single body shop in West Dallas and through placing the customer at the center of the repair experience, Service King has steadily grown into the premier collision repair provider of choice across the U.S.

Service King strives to be the collision repair operator of choice by providing a secure, fulfilling workplace that motivates teammates to deliver safe, superior repairs with excellent customer service while ensuring sustainable, profitable growth and opportunity. Service King of Columbia has Gold Class Certification from I-CAR, making it an elite collision repair center. Only around 10% of collision repair centers in the U.S. are Gold Class certified. Like all their collision repair centers, Service King of Columbia offers a lifetime guarantee on all repairs. Today, Service King remains the collision repair operator of choice across the U.S. with 345 locations in 24 states and plans to continue growing.



COMPANY TYPE  
Private



FOUNDED  
1976



# OF LOCATIONS  
345+



HEADQUARTERS  
Richardson, TX



WEBSITE  
[serviceking.com](https://serviceking.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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