



103 Highway 412 | Siloam Springs

Offering Memorandum

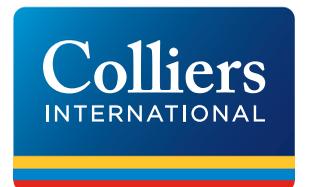
Single Tenant Net Lease Investment

Prepared By:

Todd Rice, CCIM
Principal & Executive VP | Arkansas
D: 501 850 0702
C: 501 952 9222
todd.rice@colliers.com

Alan W. Cole, CCIM
Principal & Executive VP | Arkansas
D: 479 845 1505
C: 479 644 5849
alan.cole@colliers.com

4204 S Pinnacle Hills Parkway
Suite 102
Rogers, AR 72758
479 636 9000
www.colliers.com





103 Highway 412 | Siloam Springs

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

