

INVESTMENT OPPORTUNITY WITH ESTABLISHED PRESENCE

3320 SPRINGHILL DR

NORTH LITTLE ROCK, AR

3320 SPRINGHILL DR

- Investment Overview.....03
- The Opportunity.....05
- Demographics.....08
- Location Overview.....10
- Market Overview.....14
- Team Contacts.....18

DEAL LEADS:



Kevin McCollum
Partner



Alex Cope
Senior Associate



An aerial photograph of a commercial building with a grey gabled roof and brick facade. The building has large windows and a central entrance. In front of the building is a paved parking lot with several cars parked, including a black sedan, a red car, a white SUV, and a dark SUV. There are also some empty parking spaces. The surrounding area includes other commercial buildings, trees, and a road. The text "INVESTMENT OVERVIEW" is overlaid in white capital letters, with a blue horizontal line underneath it.

INVESTMENT OVERVIEW

North Little Rock, AR



Acreage | 0.79 Acres
Square Footage | 6,164SF



Purchase Price
\$3,000,000



Pro Forma NOI
\$157,117.34



Address
3320 Springhill Dr
North Little Rock, AR
72117

An aerial photograph of a commercial building with a grey gabled roof and brick exterior. The building has large windows and a central entrance. In front of the building is a paved parking lot with several cars parked, including a black sedan, a red car, a white SUV, and a dark SUV. There are also some empty parking spaces. The surrounding area includes other commercial buildings, trees, and a road. The text "THE OPPORTUNITY" is overlaid in white, bold, sans-serif font, with a blue horizontal line underneath it.

THE OPPORTUNITY

North Little Rock, AR

Address



3320 Springhill Dr
North Little Rock, AR 72117

Parcel Number



23N0110100403

Gross Leasable Area and Land Area



7,500 SF
0.853 AC

Lease Type



Absolute NNN

Year Built



2013

Pro Forma NOI



\$157,117.134

Cap Rate



5.25%

Price



\$3,000,000 (\$487 PSF)

THE ASSET | SPRINGHILL DR

- **Investment Opportunity**
- **Built** in 2013
- **High 10-Mile Population** count of 239,787 people in 2026
- **Strong Traffic Counts** in the Area
 - 21,000 VPD Springhill Dr
 - 125,000 VPD travelling per day on I-40
- Little Rock continues to see strong economic growth, highlighted by transformative projects such as the Avaio AI Data Center campus and the ongoing revitalization of the River Market District. These investments are expected to create hundreds of jobs, attract new business activity, and further establish Central Arkansas as a growing center for technology, innovation, and economic development.

BASE RENT & INCOME DETAILS

LEASE YEAR	PERIOD	\$/SF/YR	MONTHLY RENT	ANNUAL RENT / NOI
Year 1	08/01/23 – 07/31/24	\$24.50	\$12,588.92	\$151,067.00
Year 2	08/01/24 – 07/31/25	\$24.99	\$12,840.70	\$154,088.34
Year 3 ◀	08/01/25 – 07/31/26	\$25.49	\$13,097.61	\$157,171.34
Year 4	08/01/26 – 07/31/27	\$26.00	\$13,359.67	\$160,316.00
Year 5	08/01/27 – 07/31/28	\$26.52	\$13,626.86	\$163,522.32
Year 6	08/01/28 – 07/31/29	\$27.05	\$13,899.19	\$166,790.30
Year 7	08/01/29 – 07/31/30	\$27.59	\$14,176.66	\$170,119.94
Year 8	08/01/30 – 07/31/31	\$28.14	\$14,459.27	\$173,511.24
Year 9	08/01/31 – 07/31/32	\$28.71	\$14,752.16	\$177,025.86
Year 10	08/01/32 – 07/31/33	\$29.28	\$15,045.04	\$180,540.48
<i>Renewal Term (Years 11–15) — illustrative only; renewal rent to be agreed upon by both parties</i>				
Year 11	08/01/33 – 07/31/34	\$29.87	\$15,348.20	\$184,178.42
Year 12	08/01/34 – 07/31/35	\$30.46	\$15,651.36	\$187,816.36
Year 13	08/01/35 – 07/31/36	\$31.07	\$15,964.80	\$191,577.62
Year 14	08/01/36 – 07/31/37	\$31.69	\$16,283.38	\$195,400.54
Year 15	08/01/37 – 07/31/38	\$32.33	\$16,612.23	\$199,346.78



DEMOGRAPHICS

North Little Rock, AR



3320 Springhill Dr
North Little Rock, AR 72117



TOTAL HOUSEHOLDS

1 Mile	1,785
3 Miles	18,208
5 Miles	42,840



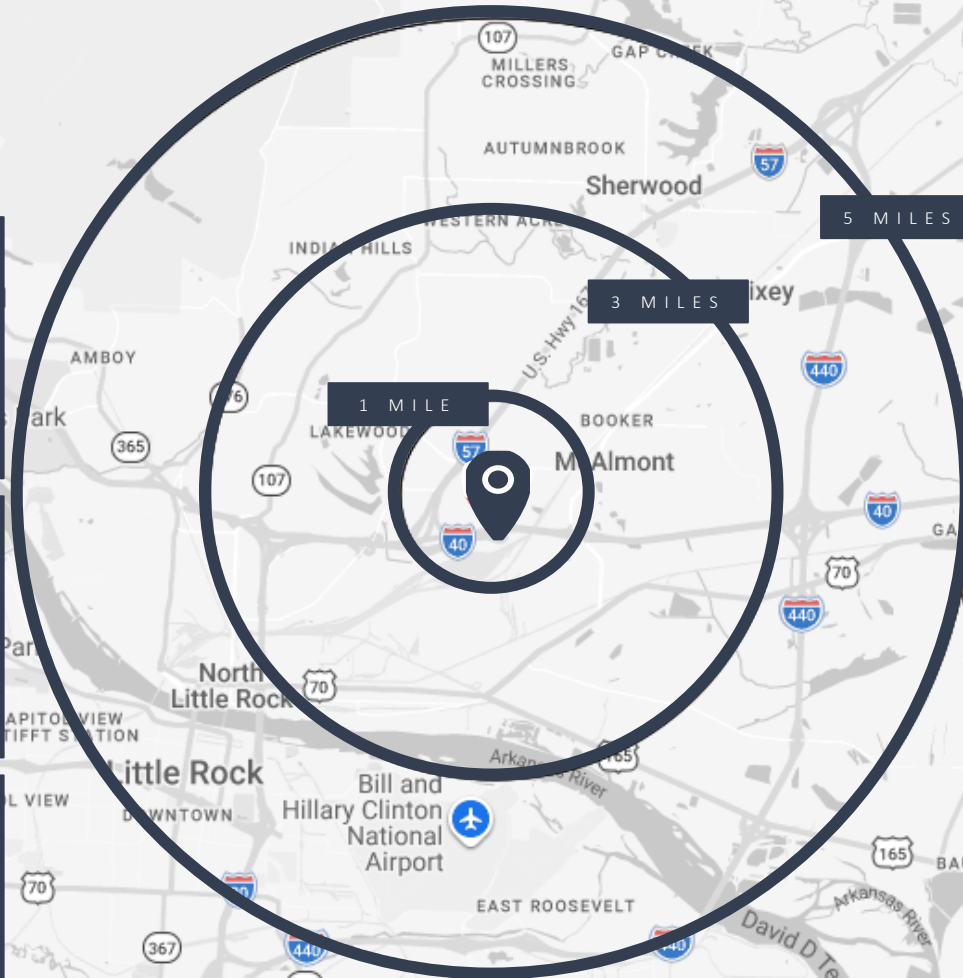
TOTAL POPULATION

1 Mile	3,384
3 Miles	40,501
5 Miles	94,201



MEDIAN HH INCOME

1 Mile	\$71,735
3 Miles	\$72,436
5 Miles	\$67,238



An aerial photograph of a commercial building with a grey gabled roof and brick accents. The building has large windows and a central entrance. In front of the building is a paved parking lot with several cars parked, including a black sedan, a red car, a white SUV, and a dark SUV. There are also some empty parking spaces. The surrounding area includes other commercial buildings, trees, and a road. The text "LOCATION OVERVIEW" is overlaid in white, bold, sans-serif font, with a blue horizontal line underneath it.

LOCATION OVERVIEW

North Little Rock, AR





SMOKEY LN

SPRINGHILL DR
21,000 AADT

TENANT OVERVIEW



Arkansas Cancer Specialist Since 1976

CARTI (Central Arkansas Radiation Therapy Institute) is Arkansas' premier cancer treatment network, operating as a not-for-profit organization since 1976. With a mission to deliver world-class cancer care close to home, CARTI serves patients across 18+ locations statewide - from its flagship Little Rock Campus to regional centers including North Little Rock. The Springhill Drive imaging facility offers MRI, CT Scans, and diagnostic radiology services, staffed by specialized oncology professionals.

Services at This Location:

- MRI Imaging
- Medical Oncology
- CT Scans
- Radiation Oncology
- Diagnostic Radiology
- Breast Surgical Oncology



An aerial photograph of a commercial building with a grey gabled roof and brick exterior. The building has large windows and a central entrance. In front of the building is a paved parking lot with several cars parked, including a black sedan, a red car, a silver SUV, and a dark SUV. There are also some empty parking spaces. The surrounding area includes other commercial buildings, trees, and a road. The text "MARKET OVERVIEW" is overlaid in white, bold, sans-serif font, with a blue horizontal line underneath it.

MARKET OVERVIEW

North Little Rock, AR



3320 Springhill Dr
North Little Rock, AR 72117



321,875

Total Households
Little Rock/North Little Rock MSA



770,672

Total Population
North Little Rock MSA



\$92,000

Average HH Income
North Little Rock MSA



LITTLE ROCK,

THE ECONOMIC HEART OF ARKANSAS

As the capital and largest city in Arkansas, Little Rock serves as the political, economic, and cultural center of the state. Located along the Arkansas River in the center of the state, Little Rock anchors the Little Rock–North Little Rock–Conway Metropolitan Statistical Area, home to more than **770,000 residents** and over **317,000 households**. The city's central location and extensive transportation network make it a strategic hub for commerce, healthcare, government, and logistics throughout the Mid-South.

Little Rock boasts a diverse and resilient economy supported by a strong presence in healthcare, financial services, government, education, manufacturing, and distribution. Major employers include the State of Arkansas, the University of Arkansas for Medical Sciences (UAMS), Baptist Health, Arkansas Children's Hospital, and numerous national and regional corporations. The city's business-friendly environment, highly educated workforce, and affordable cost of living continue to attract investment and foster economic growth.

Situated at the crossroads of Interstate 40 and Interstate 30, Little Rock provides excellent connectivity to major markets throughout the Southeast and Central United States. The region is further supported by the Bill and Hillary Clinton National Airport, multiple rail providers, and access to barge transportation along the Arkansas River. These infrastructure advantages have helped establish Little Rock as a key center for distribution, logistics, and regional commerce.





Simmons Bank Arena District Redevelopment

The Simmons Bank Arena District Redevelopment is a \$25 million mixed-use project in downtown North Little Rock that will add a new hotel, entertainment venue, and event space adjacent to Simmons Bank Arena. The development is designed to strengthen the city's entertainment corridor and enhance connectivity between the arena and Argenta Arts District, further positioning the area as a regional destination for events and tourism.



Arkansas Children's Hospital

Arkansas Children's Hospital in Little Rock is undertaking a **\$371M multi-year campus expansion and modernization** to enhance pediatric care capacity and services. The project adds new clinical, surgical, and research space while improving patient experience and overall campus flow.



AVAIO Digital AI Data Center

The **\$3 billion Avaio AI Data Center campus** in Little Rock is one of Arkansas' largest economic development projects, bringing advanced artificial intelligence and cloud computing infrastructure to the region. The multi-phase development is expected to create hundreds of high-paying technology and construction jobs while strengthening Central Arkansas' position as an emerging hub for digital innovation and data-driven industries.



KEVIN MCCOLLUM

Partner

kmccolum@jonesaur.com

o: 501.301.0109

d: 501.301.0162

c: 501.912.7620



ALEX COPE

Senior Associate

acope@jonesaur.com

o: 501.301.0109

d: 501.301.0375

c: 501.352.3135

CONFIDENTIALITY & DISCLAIMERS

All materials and information received or derived from Jones Aur its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Jones Aur its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Jones Aur will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Jones Aur makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Jones Aur does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jones Aur in compliance with all applicable fair housing and equal opportunity laws.