

## Property Highlights

- For Sale or Lease
- **Sale Price: \$1,025,000**
- **Lease Rate: \$28.00 PSF NNN**
- 3,397 SF freestanding building with drive-thru
- 1.2 acre parcel
- 54 parking spaces
- Pylon signs - on I-430 and on Markham St
- Convenient access and visibility to I-430
- Operating Wendy's - **DO NOT DISTURB**

## Traffic Counts

Interstate 430:	101,000 VPD (ARDOT '24)
Markham Rd:	26,000 VPD (ARDOT '24)
Shackleford Rd:	27,000 VPD (ARDOT '24)

## Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	7,510	75,136	133,739
Daytime Population	20,472	82,192	173,219
Average HH Income	\$76,748	\$109,291	\$113,029



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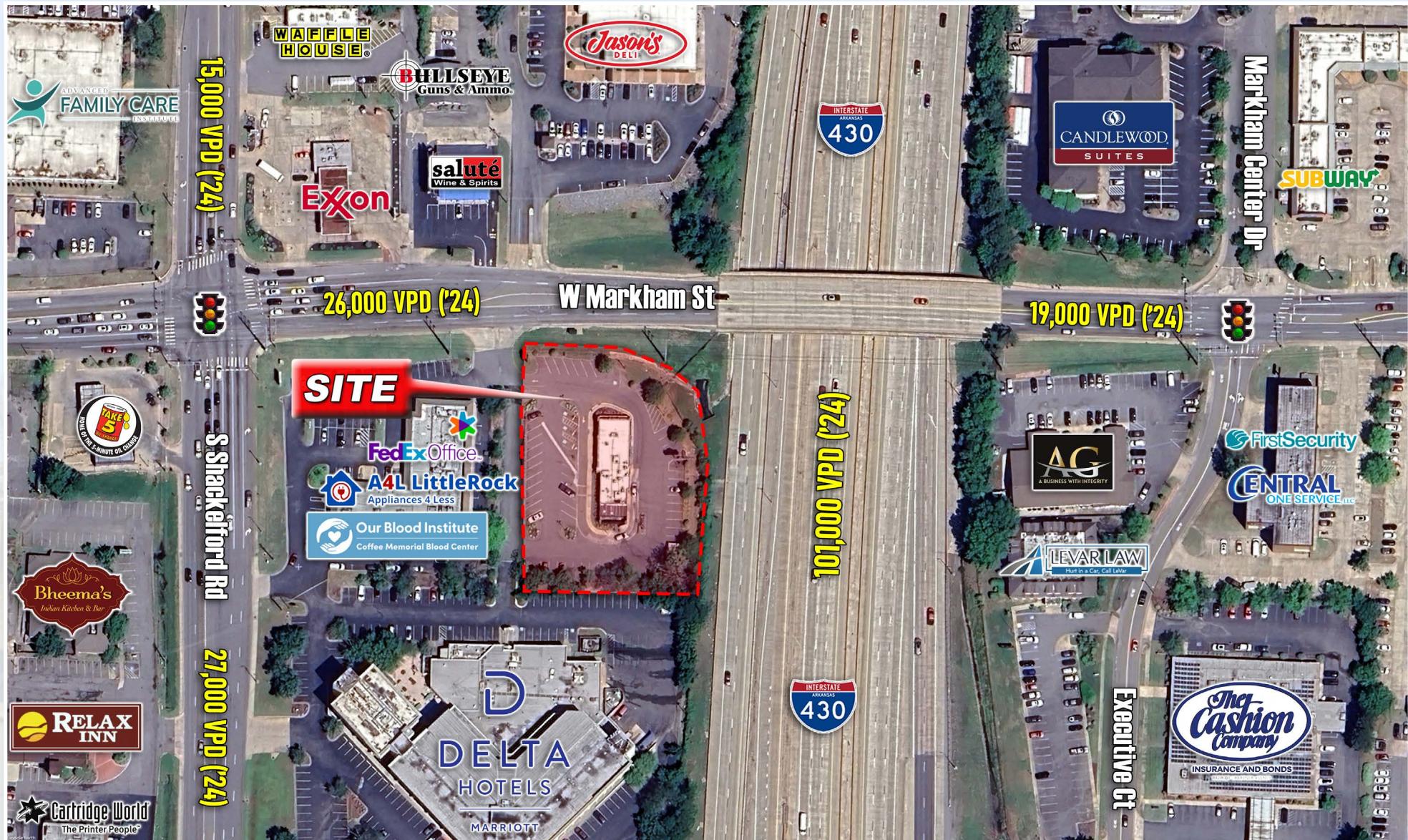
Commercial  
Real Estate

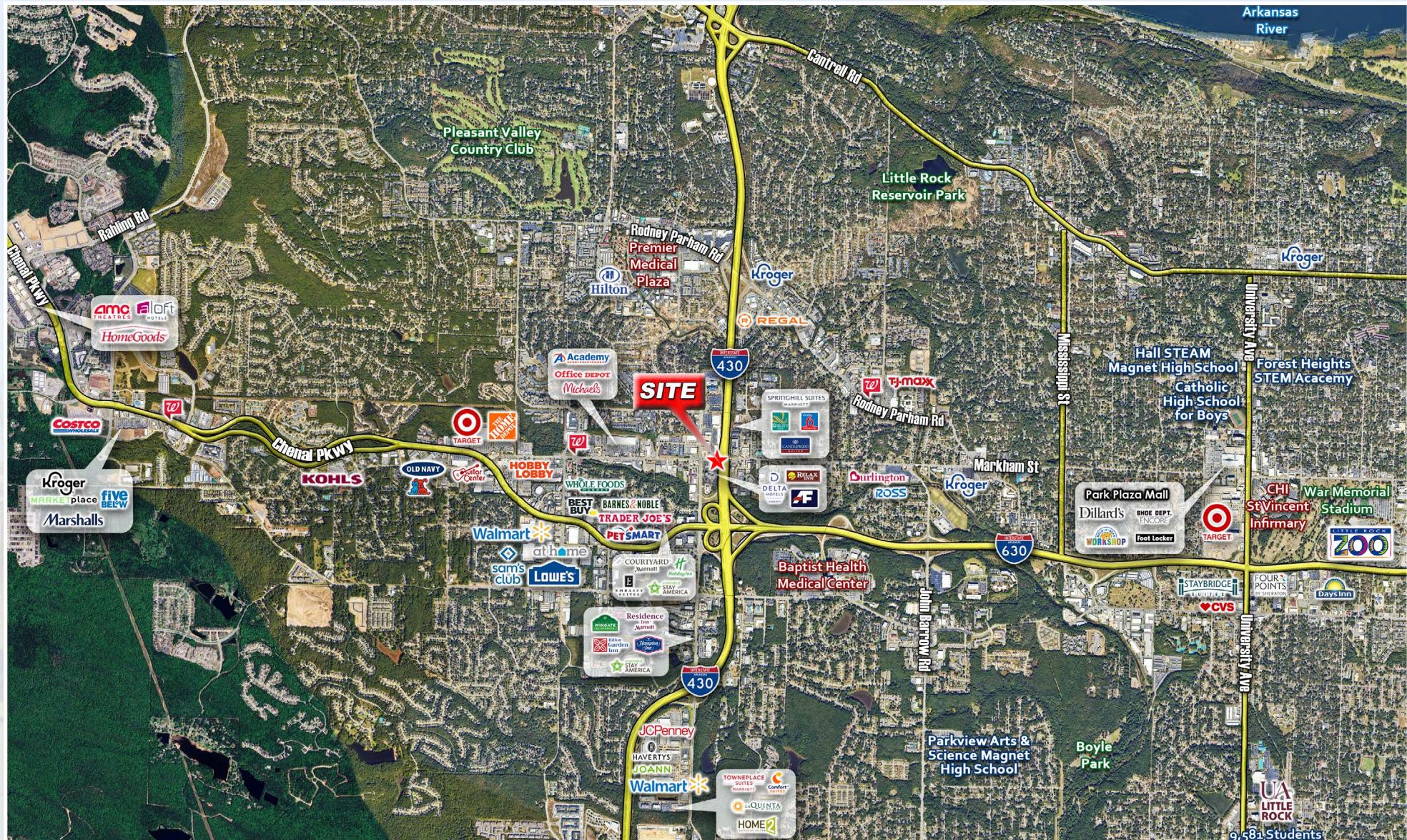
## PROPERTY PHOTOS



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | [HathawayGroup.com](http://HathawayGroup.com)

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