

FREESTANDING QSR W/ DRIVE-THRU FOR SUBLEASE

603 E Collin Raye Dr | De Queen, AR 71832



BROOKS BELL

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AVAILABLE FOR SUBLEASE

±2,484 SF Freestanding QSR on 0.52 acres

PRICE

\$12.00/SF NNN

COMMENTS

- Turnkey drive-thru opportunity with full infrastructure and existing kitchen layout, ideal for drive-thru QSR, coffee, bakery café, convenience/QSR hybrid, and small format fast casual operators
- Highly visible location near the signalized intersection of E. Collin Raye Dr (US 70) and N. Lakeside Dr (US 59)
- Surrounded by several national co-tenants including Walmart, Tractor Supply, and McDonald's that drive strong daily traffic
- Absolute NNN sublease with no landlord responsibilities; subtenant to mirror master lease terms
- Approximately 16 years of base term remaining on the head lease (through 12/21/2041) with four (4) additional 5-year options
- Rare freestanding drive-thru in a tight rural market with limited retail supply
- **Note: Please do not disturb the existing KFC tenant. They are still operating in the space.**

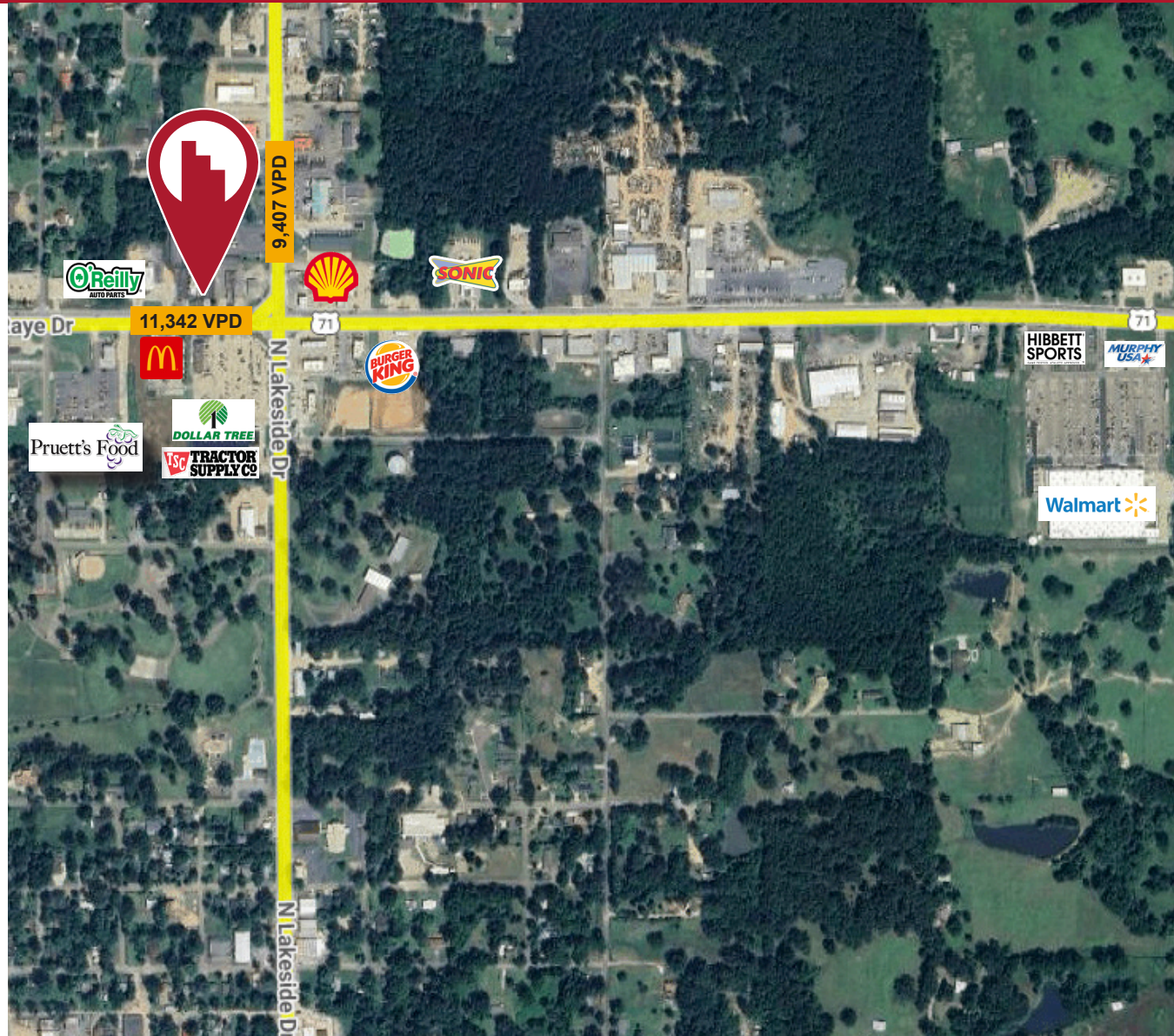
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,224	7,225	8,884	13,487
AVERAGE HH INCOME	\$60,347	\$66,000	\$68,346	\$72,447
TOTAL HH	1,035	2,432	3,050	4,770

TRAFFIC COUNTS

E. Collin Raye Dr (US Hwy 70): 11,342 VPD

N. Lakeside Dr: 9,407 VPD



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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