



NWA RESTAURANTS - FAYETTEVILLE & BENTONVILLE, AR

OFFERING SUMMARY

Sale Price (Package Only):	\$7,963,000
Total Acreage (Aggregate):	2.12 AC
Bldg SF (Aggregate):	9,971 SF
Bldg - 316 W Dickson St. Fayetteville, AR:	4,252 SF
Bldg - 2806 S Walton Blvd. Bentonville, AR:	5,719 SF

PROPERTY HIGHLIGHTS

- Both buildings are Income producing.
- Voted best steakhouse of NWA 2024
- Can continue to operate franchise.
- Can close franchise to create new venue.
- Fayetteville location is walking distance to The University of Arkansas.
- 28,000 CPD on S Walton Blvd.
- 5,200 CPD on Dickson St.

PROPERTY OVERVIEW

Two high profile locations in Northwest Arkansas occupied by two iconic restaurants with the ability to close franchise and create different venues under new ownership. Both properties reside in prime location with high traffic volume.

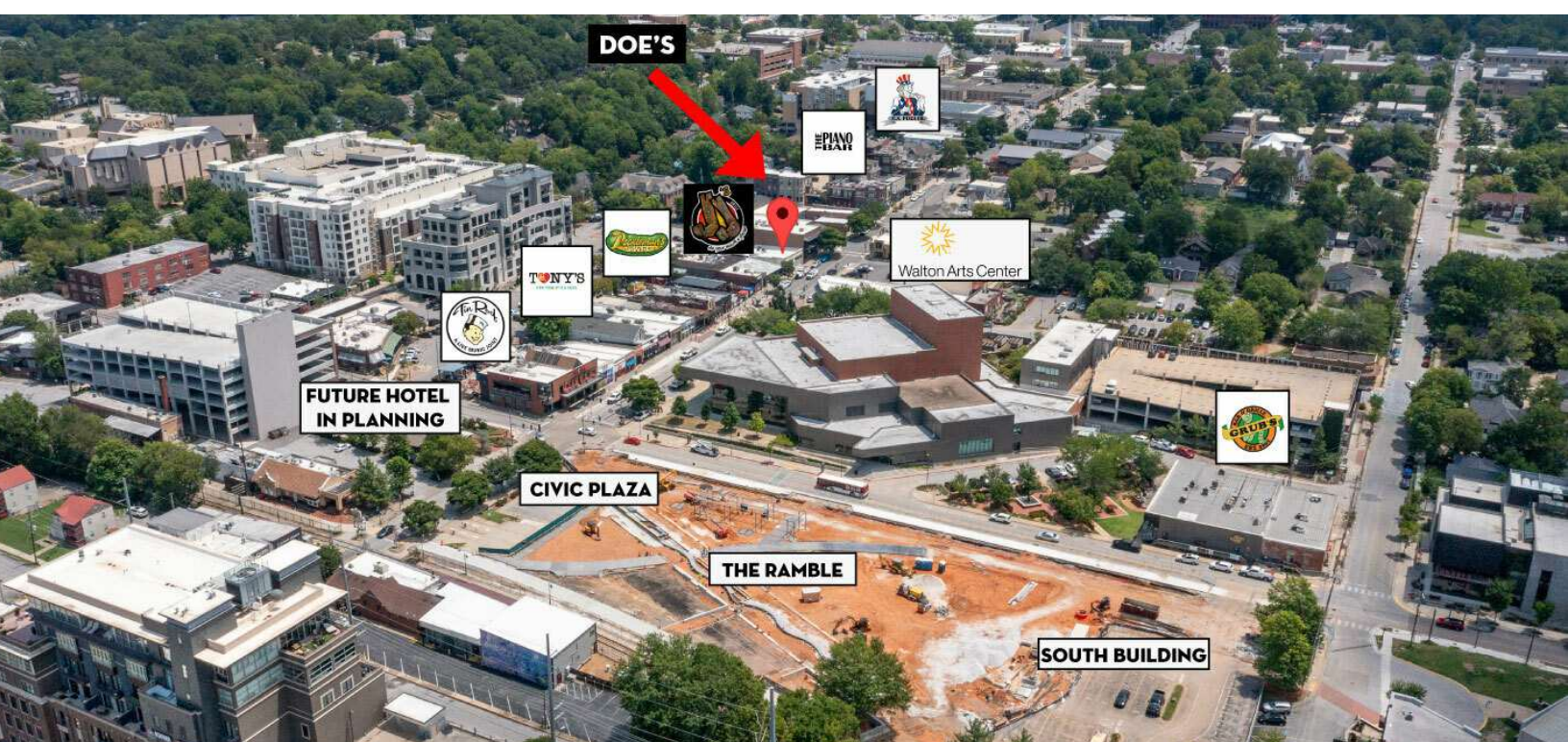


STEVE FINEBERG
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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM

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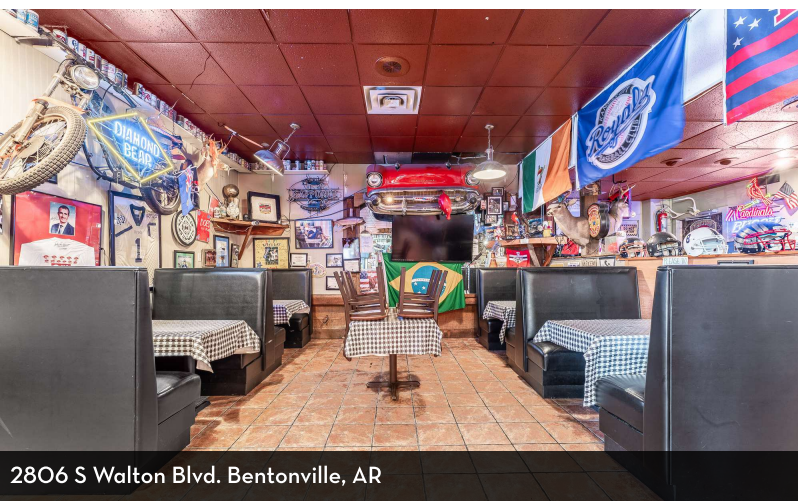




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