

Colliers



Sublease Rate:

**\$25.00**  
SF, NNN

FOR SUBLEASE

## QSR Opportunity with Drive-Thru

For Sublease: 3005A Pine St, Arkadelphia, AR

### Features

- +/- 2,200 SF space on 1.06 AC
- Sublease rate: \$25.00/SF, NNN
- Less than a mile from I-30
- Approximately 36,000 vehicles per day on I-30
- 2 miles from Henderson State and Ouachita Baptist University
- Plug-and-play QSR opportunity

### Contact us:

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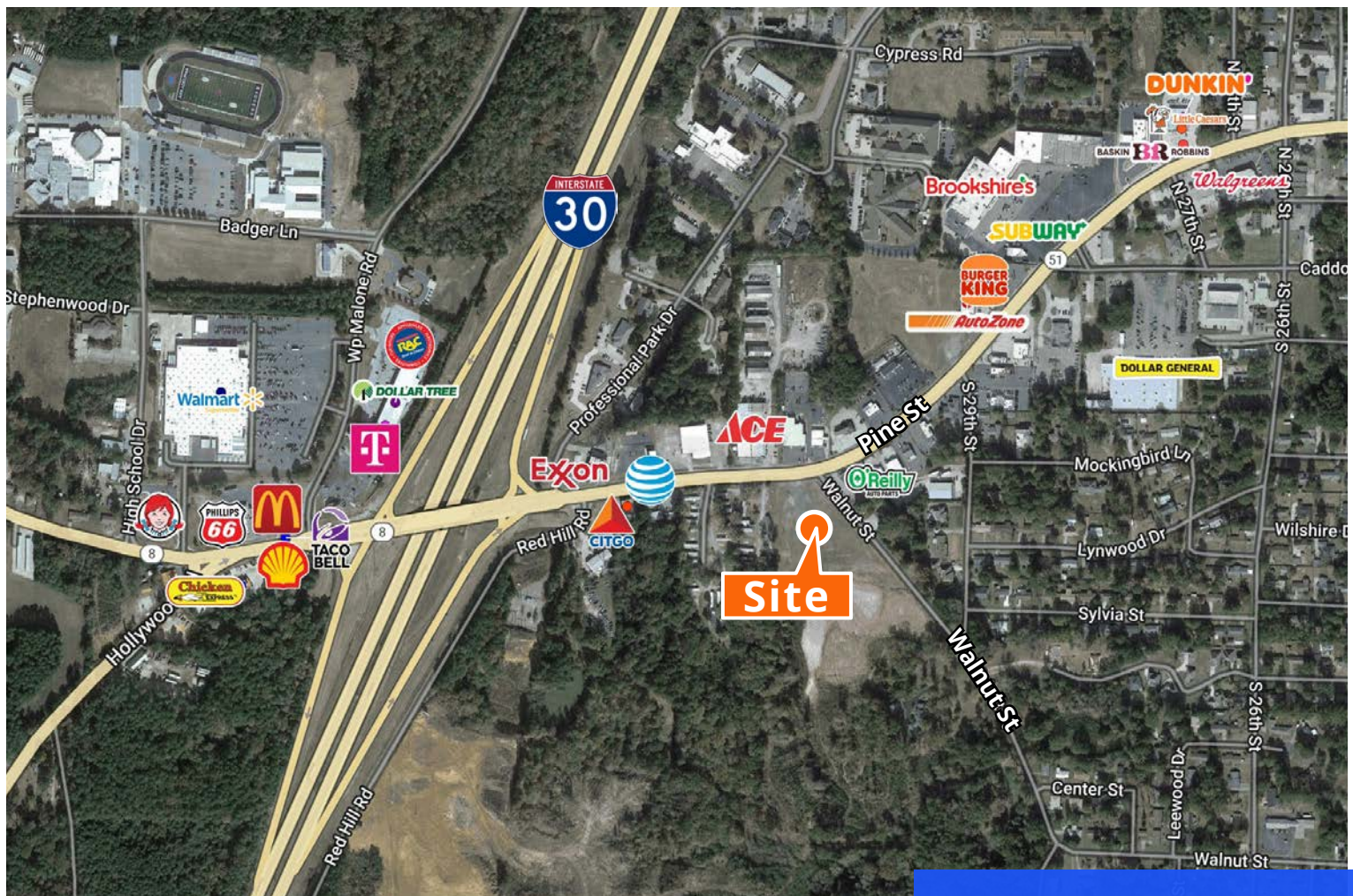
Accelerating success.

# Property Photos





# Neighborhood Map



## 2023 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	2,695	11,349	12,613
Estimated Households	1,153	3,941	4,467
Estimated Avg. Household Income	\$51,605	\$65,658	\$67,117

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