

PRIME QSR - DRIVE-THRU BUILDING FOR LEASE



7420 W SUNSET AVE

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime QSR drive-thru restaurant building for sale in a high-traffic location in Springdale, AR! This +/- 2,980 SF freestanding building is just 1.5 miles from I-49, the region's main interstate, offering exceptional accessibility and exposure. Positioned directly off Sunset Ave, which sees approx. 35,000 VPD, the property provides excellent visibility for any quick-service restaurant or food concept. The building features a spacious dining area, a convenient drive-thru window, a large kitchen, manager's office, walk-in coolers, and two public restrooms. Additional highlights include ample customer parking, an outdoor seating area, dual entry/exit points for easy ingress and egress, and a TPO roof. This is a turnkey opportunity for anyone looking to establish a strong presence in the heart of Northwest Arkansas.

PROPERTY HIGHLIGHTS

- +/- 2,980 SF of versatile, well-maintained space
- Ideally situated just 1.5 miles from I-49 for easy access
- Convenient drive-thru building for enhanced customer convenience

OFFERING SUMMARY

Sale Price:	\$2,240,000
Lease Rate:	\$27.50 SF/yr (NNN)
Available SF:	2,980 SF
Building Size:	2,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,782	8,763	25,550
Total Population	4,720	23,741	72,395
Average HH Income	\$140,121	\$110,156	\$98,269

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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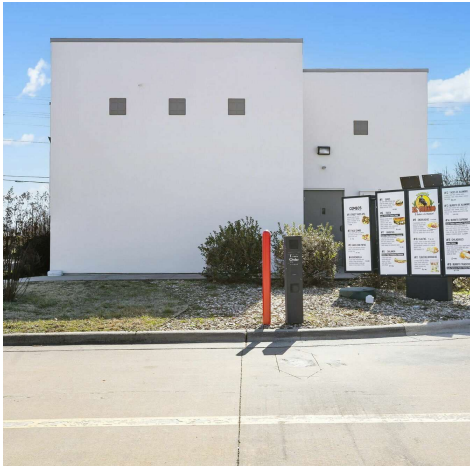
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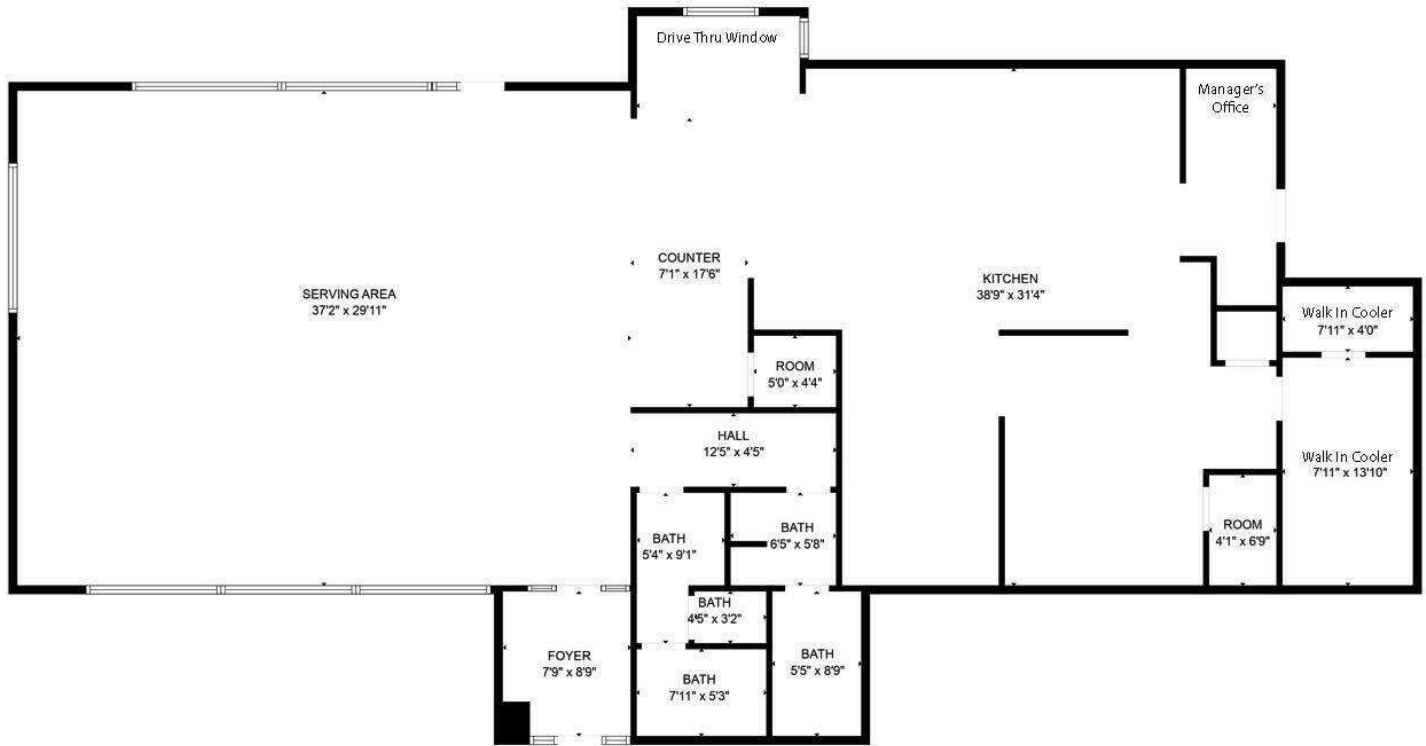
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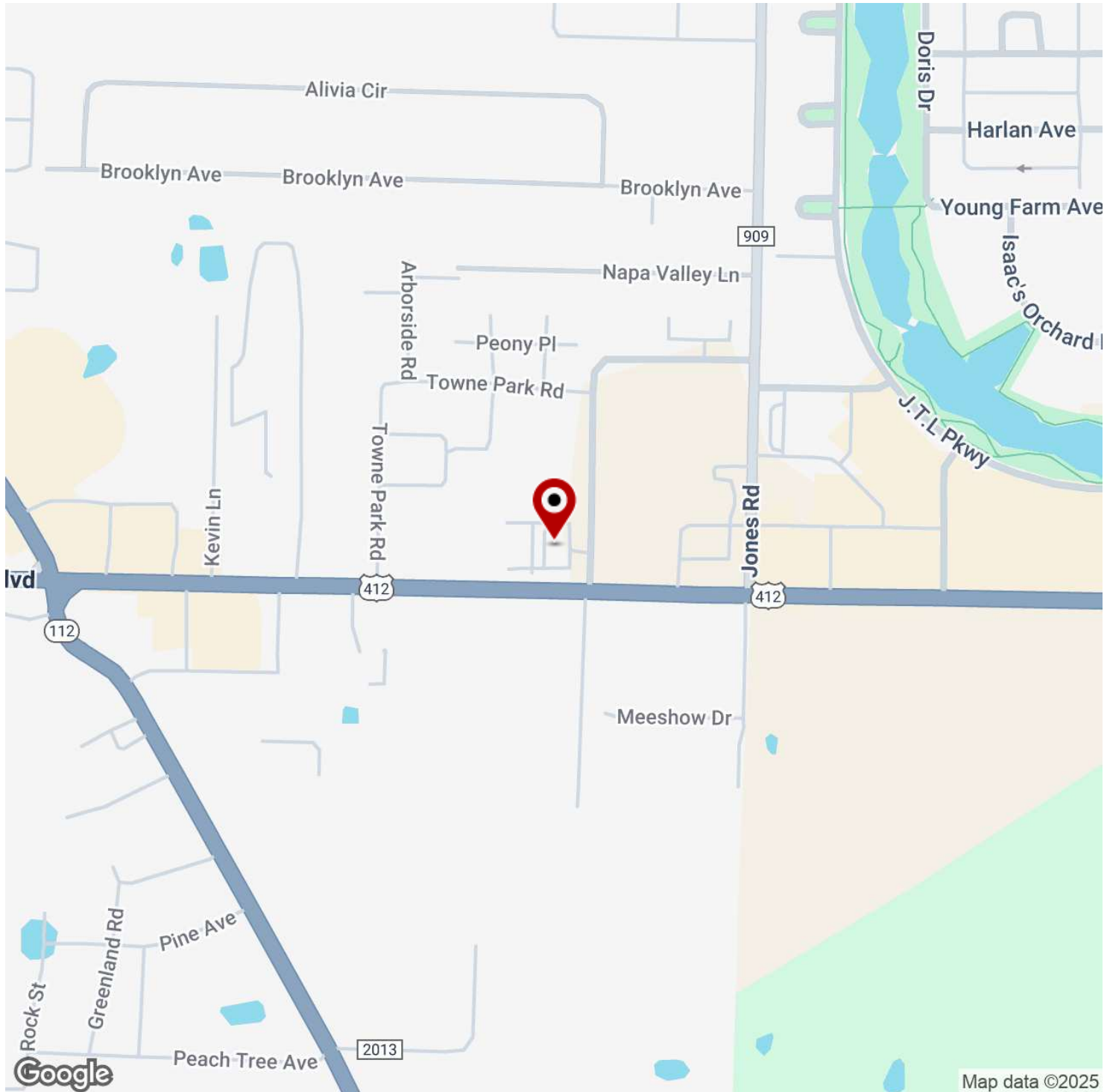
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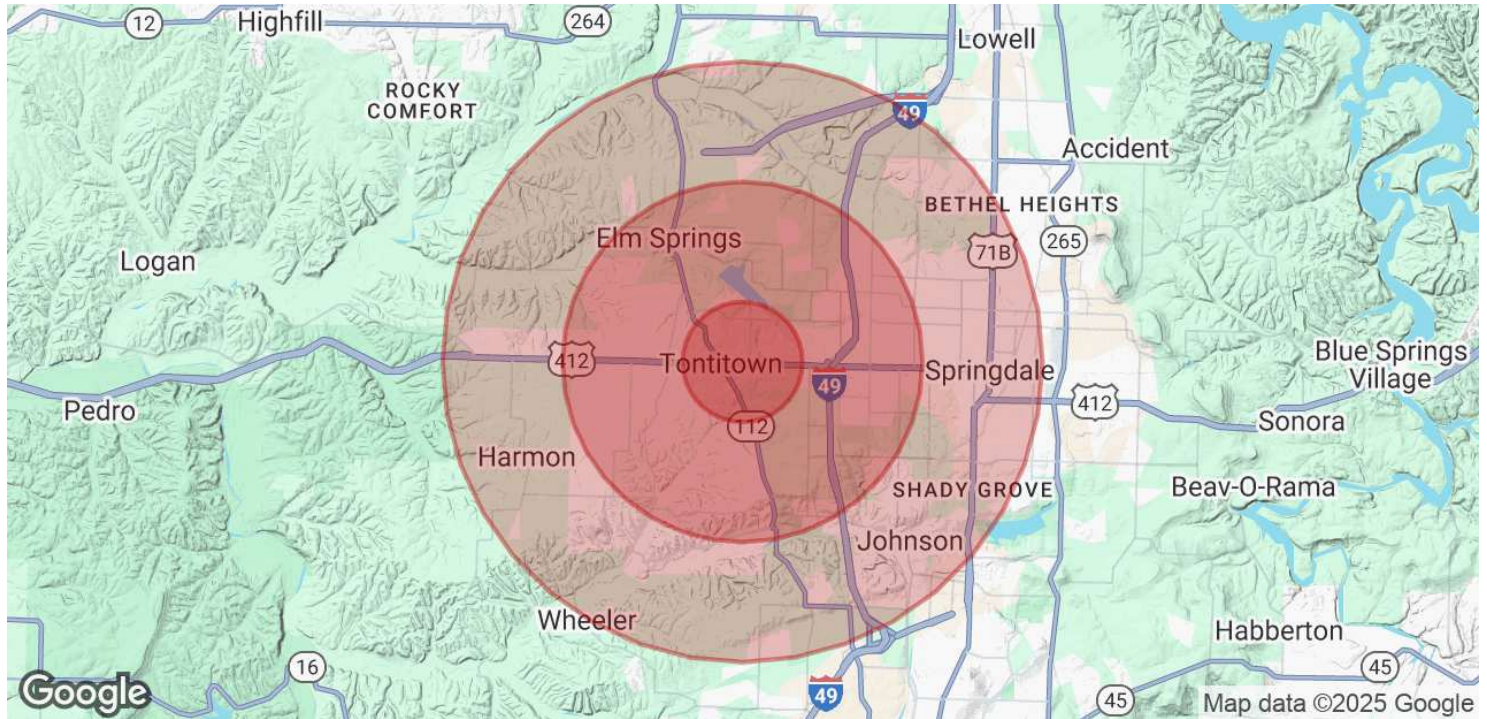
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,720	23,741	72,395
Average Age	39	39	37
Average Age (Male)	37	37	36
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,782	8,763	25,550
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$140,121	\$110,156	\$98,269
Average House Value	\$416,325	\$383,497	\$342,897

Demographics data derived from AlphaMap

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