



1207 N Church St

1207 N Church St, Atkins, AR 72823



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1207 N Church St

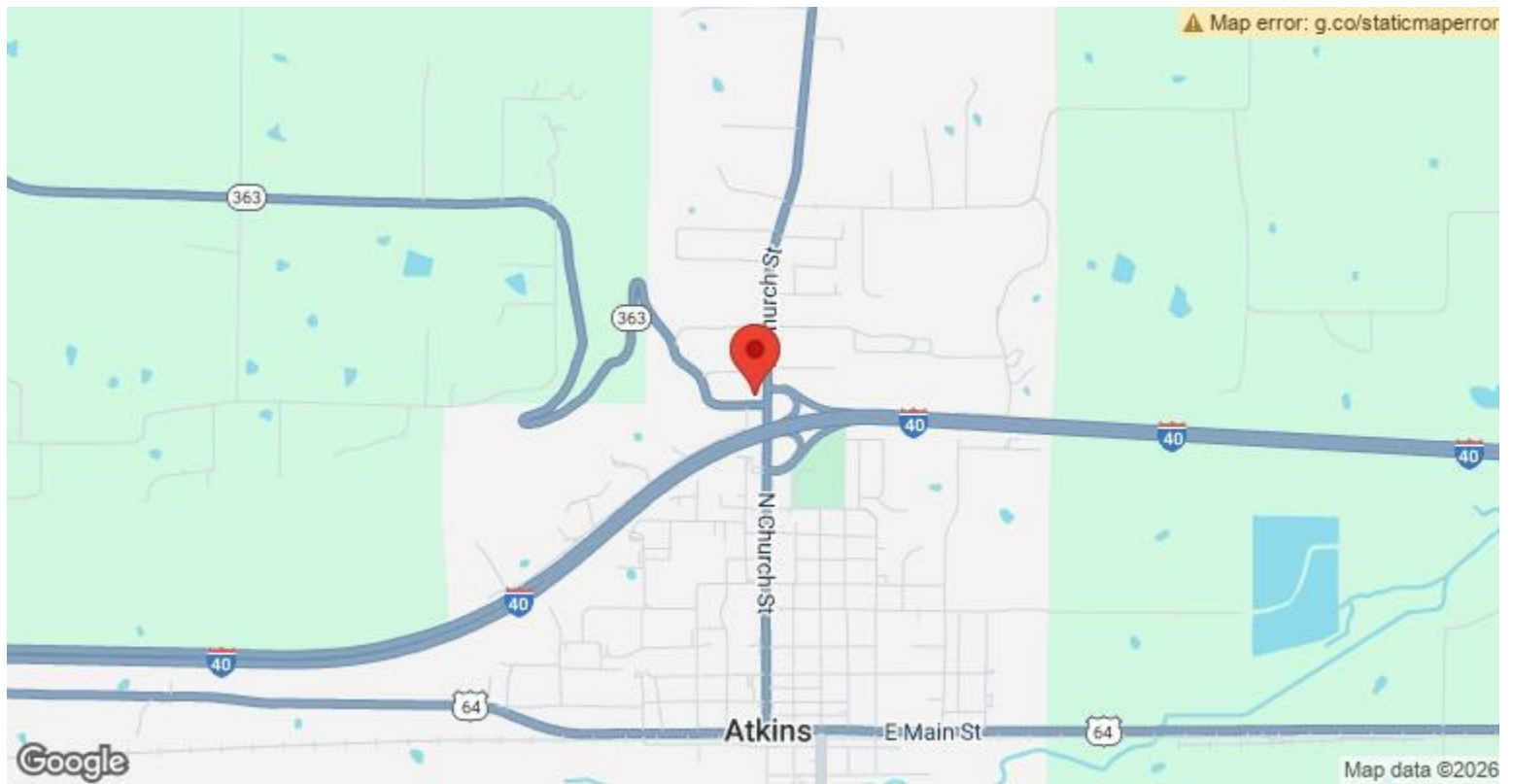
\$500,000

Invest, Renovate, or Rebrand This property is an exceptional opportunity for owner-operators or developers looking to capitalize on a proven, high-visibility retail corridor. This commercial building, formerly a nationally recognized fast-food concept, is ideally situated for a revival, a sound structure primed for a modern renovation to meet contemporary customer demands and maximize its potential. Renovate & Rebrand, Update the interior & exterior, and launch a new fast-casual or quick-service restaurant concept. The Drive-Thru is a highly valuable asset with a dedicated queuing lane and window (significantly reducing development costs and timeline), ample parking with 30+ dedicated surface parking spots, providing easy access for high-volume service. This property offers high visibility: It is directly on Main Street, the primary thoroughfare, near residential and commercial areas, and has easy on- and off-ramps to Interstate 40 (Exit 94), ensuring consistent...

- High-visibility retail corridor
- Invest, Renovate, or Rebrand
- Owner Finance Available



Price:	\$500,000
Property Type:	Retail
Property Subtype:	Fast Food
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.93 AC
Gross Building Area:	3,528 SF
Sale Conditions:	Deferred Maintenance
No. Stories:	1
Year Built:	1995
Tenancy:	Single
Parking Ratio:	10/1,000 SF
Zoning Description:	C-3
APN / Parcel ID:	725-00461-000C
Walk Score ®:	39 (Car-Dependent)



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Property Photos



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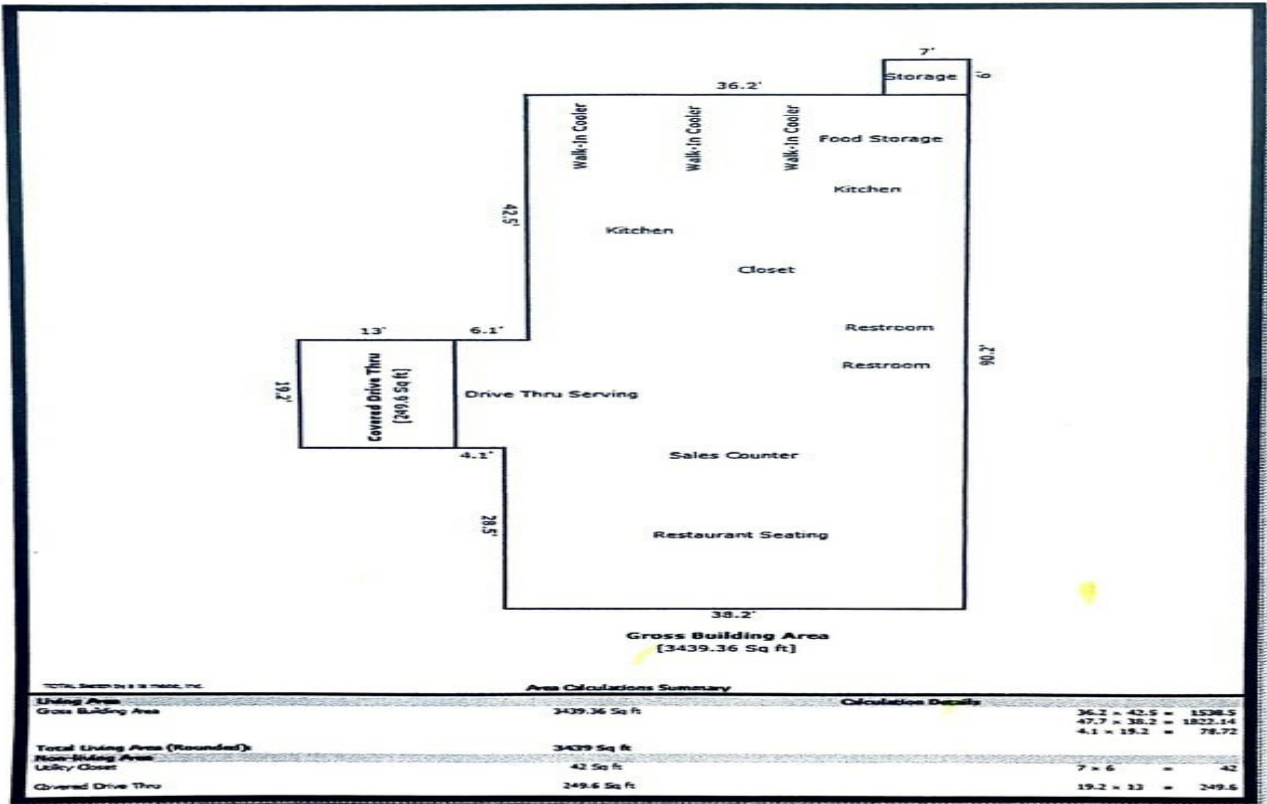
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Property Photos

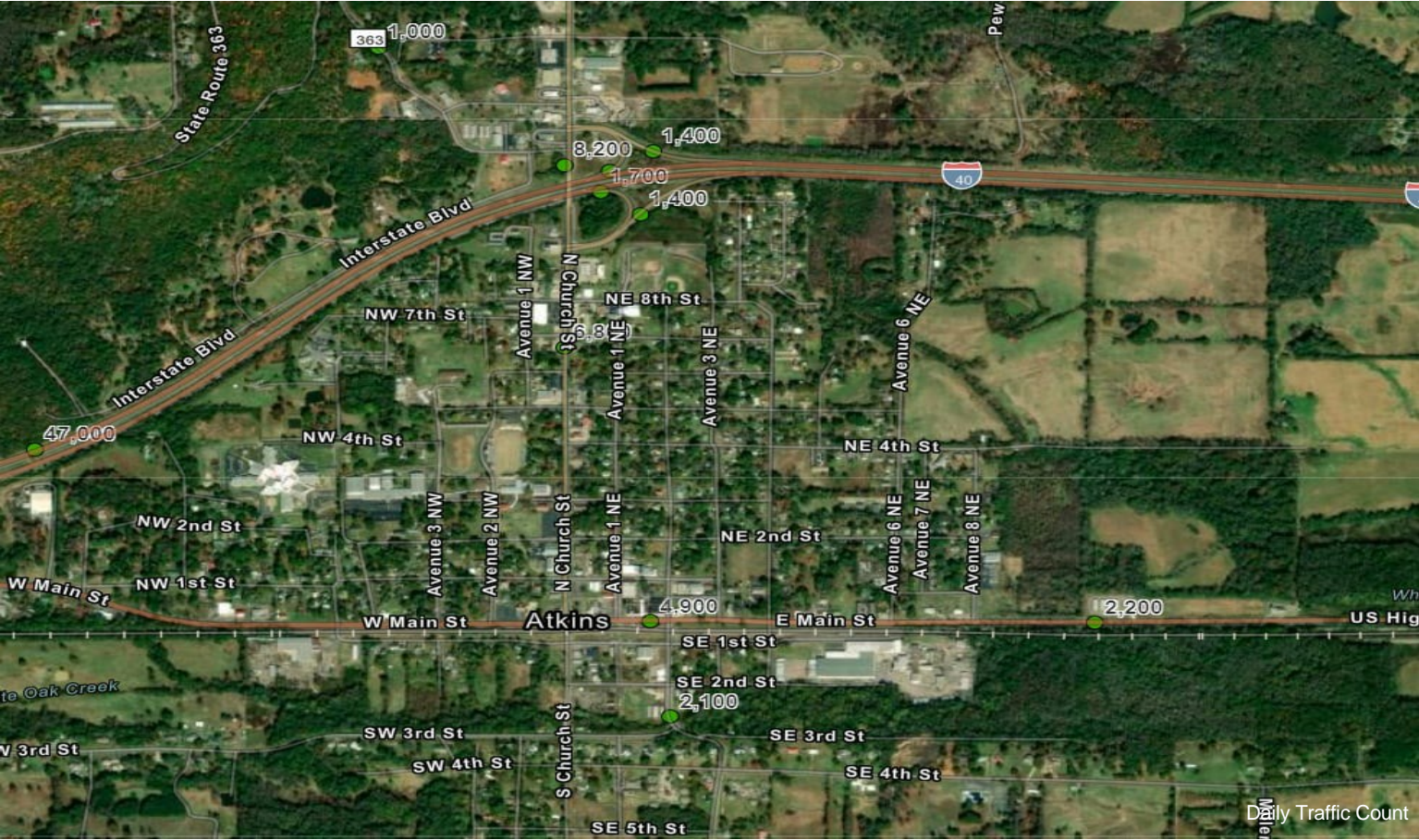


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BUILDING SKETCH



Property Photos



Property Photos

PEOPLE			
	Zip	City	County
Population	6,295	3,037	63,372
Population Density	53	495	78
People per Household	2.6	2.5	2.6
Median Age	40.2	36.4	34.9
Median Household Income	\$37,192	\$37,875	\$40,668
Average Income	\$20,107	\$18,154	\$21,650
ECONOMY			
	Zip	City	County
Unemployment	4.50 %	4.50 %	4.50 %
Recent Job Growth	-1.90 %	-1.90 %	-1.90 %
Future Job Growth	18.99 %	18.99 %	18.99 %
Sales Tax	7.50 %	7.50 %	8.04 %
Income Tax	6.90 %	6.90 %	6.90 %
Cost of Living Index	76	76	80

Demographics