

+/- 18,252 SF RESTAURANT/LODGE FOR LEASE

WHITNEY MOUNTAIN LODGE

12483 Lodge Dr, Garfield, AR 72732



PROPERTY DESCRIPTION

Stellar opportunity to operate a restaurant or event center with breathtaking views from the highest point in Benton County, AR. At over 1,800' elevation, Whitney Mountain Lodge offers unparalleled scenery and versatility. The property includes a commercial kitchen equipped with a vent hood, grills, ovens, dishwasher, sinks, prep stations, and some accessories to run a restaurant. Your guests will be greeted with a spacious reception area, which then flows into elegant dining/banquet rooms featuring large windows showcasing panoramic lake views, and flow seamlessly into a spacious bar area. Two large decks provide additional scenic seating outdoors with views of the lake. For extended hospitality, the lodge includes 16 furnished hotel rooms, generating immediate cash flow. Options range from rooms with private balconies and hot tubs to standard lake-view rooms. Each room is competitively priced from \$129-\$229/night. A separate hotel check-in office and vending area complete this ready-to-operate facility.

PROPERTY HIGHLIGHTS

- Restaurant/Event Center Opportunity
- Highest Point in Benton County
- Stunning Year-Round Views of Beaver Lake
- Full Service Commercial Kitchen
- 16 Furnished Hotel Rooms
- NNN Lease
- Separate Hotel Check-In Office

OFFERING SUMMARY

Lease Rate:	\$11,950.00 per month (NNN)
Available SF:	18,252 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	46	124
Total Population	31	94	256

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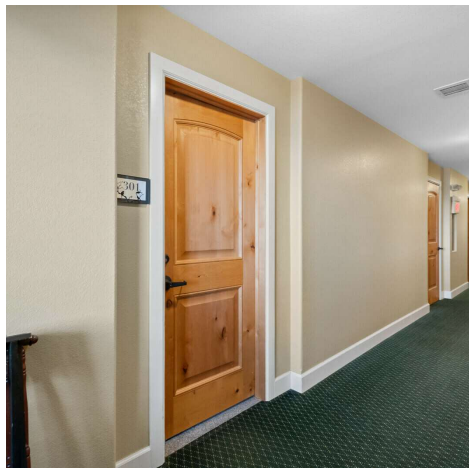
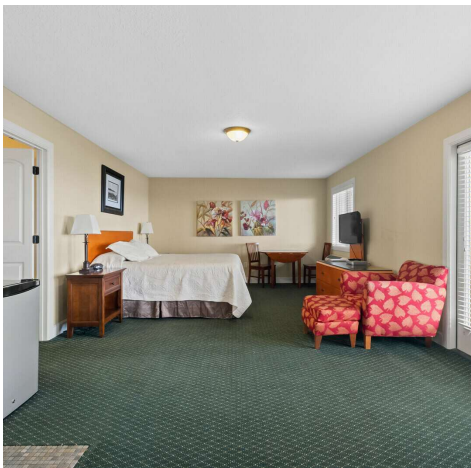
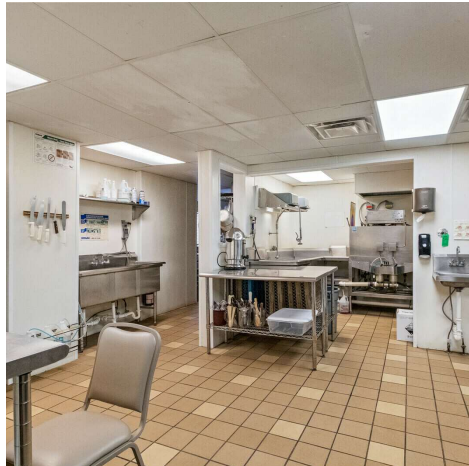
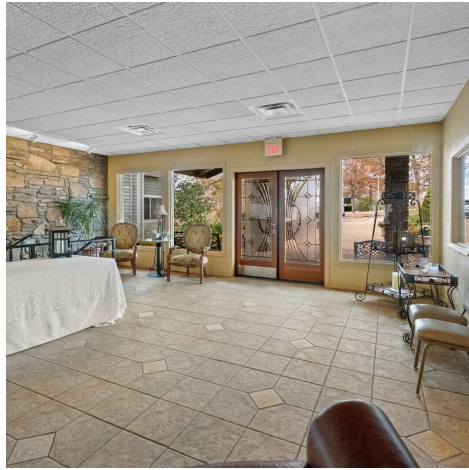
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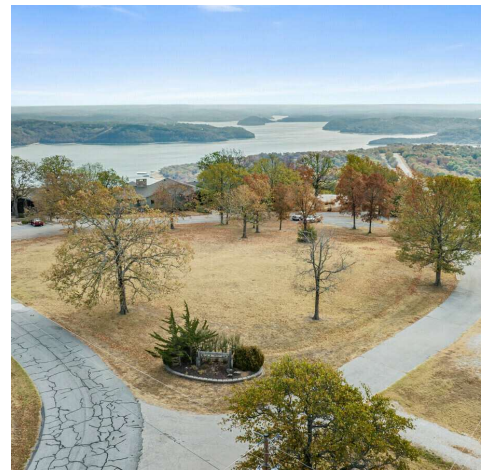
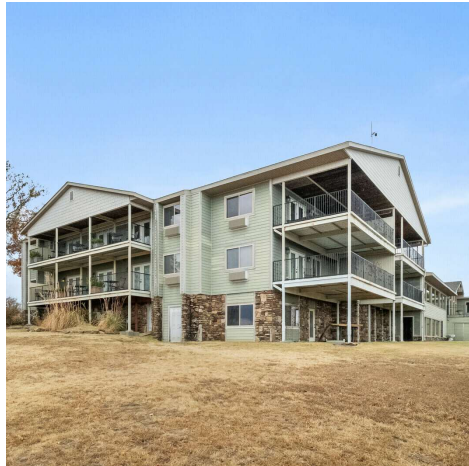
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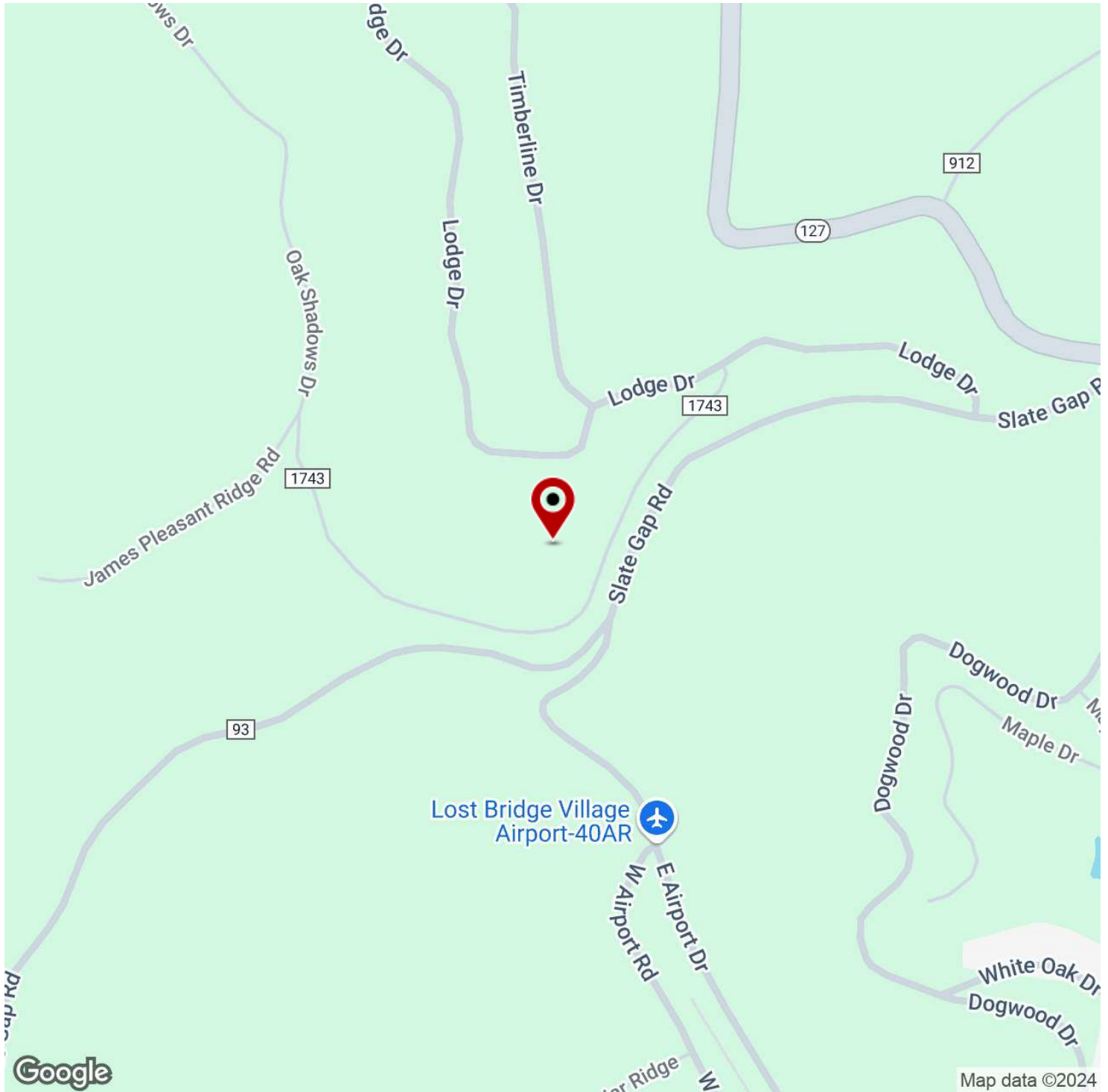
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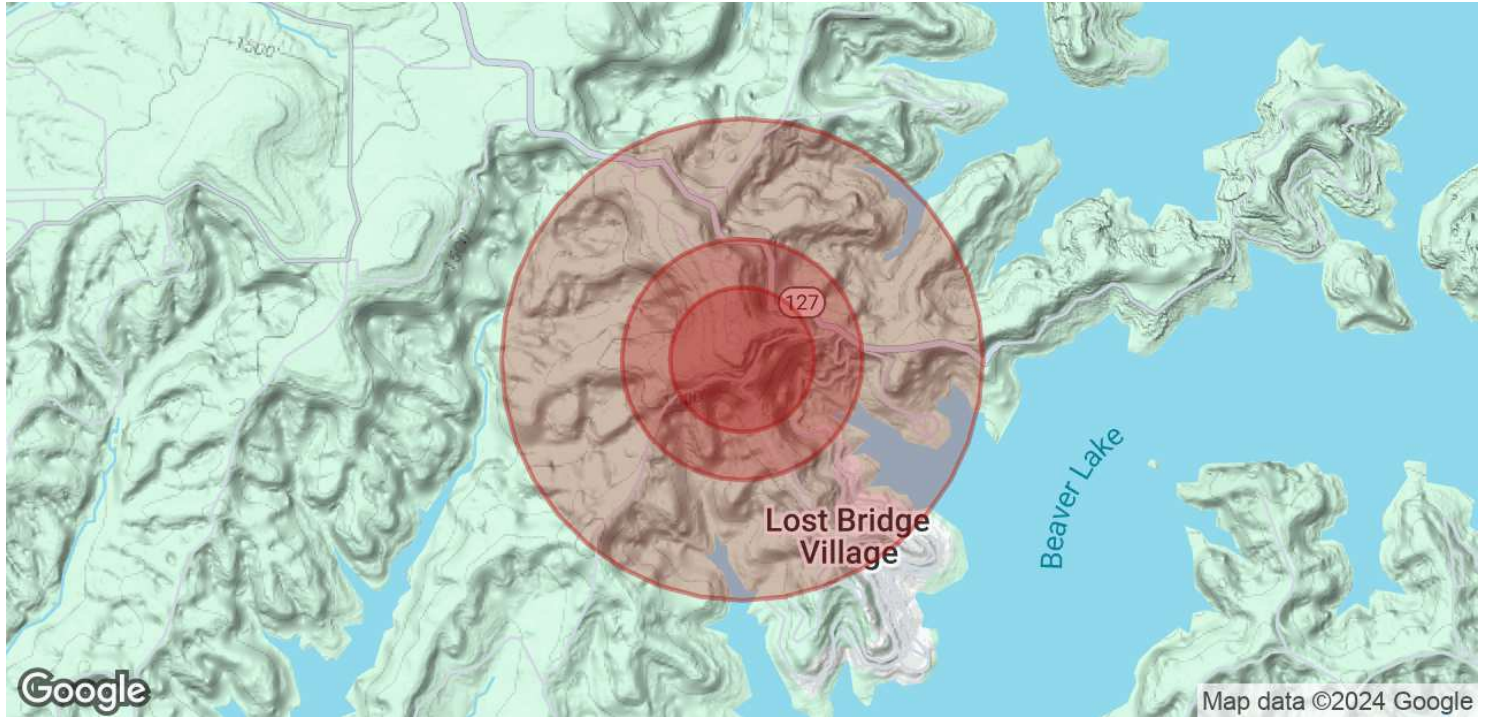
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	94	256
Average Age	57	57	57
Average Age (Male)	58	58	57
Average Age (Female)	57	57	57

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	46	124
# of Persons per HH	2.1	2	2.1
Average HH Income	\$119,842	\$119,842	\$118,471
Average House Value	\$554,324	\$554,324	\$553,034

Demographics data derived from AlphaMap

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