

# FREESTANDING QSR W/ DRIVE-THRU FOR SUBLEASE

603 E Collin Raye Dr | De Queen, AR 71832



**KINDLEY WASSON**

AGENT

📞 501.375.3200 | 📠 501.244.7554

[kwasson@kelleycp.com](mailto:kwasson@kelleycp.com)

**HANK KELLEY, CRE, SIOR, CPM**

CEO | PARTNER | EXECUTIVE BROKER

📞 501.375.3200 | 📠 501.244.7503

[hkelley@kelleycp.com](mailto:hkelley@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**

# FREESTANDING QSR W/ DRIVE-THRU FOR SUBLEASE

603 E Collin Raye Dr | De Queen, AR 71832

## AVAILABLE FOR SUBLEASE

±2,484 SF Freestanding QSR on 0.52 acres

## PRICE

Call agent for pricing

## COMMENTS

- Turnkey drive-thru opportunity with full infrastructure and existing kitchen layout, ideal for drive-thru QSR, coffee, bakery café, convenience/QSR hybrid, and small format fast casual operators
- Highly visible location near the signalized intersection of E. Collin Raye Dr (US 70) and N. Lakeside Dr (US 59)
- Surrounded by several national co-tenants including Walmart, Tractor Supply, and McDonald's that drive strong daily traffic
- Absolute NNN sublease with no landlord responsibilities; subtenant to mirror master lease terms
- Approximately 16 years of base term remaining on the head lease (through 12/21/2041) with four (4) additional 5-year options
- Rare freestanding drive-thru in a tight rural market with limited retail supply
- **Note: Please do not disturb the existing KFC tenant. They are still operating in the space.**

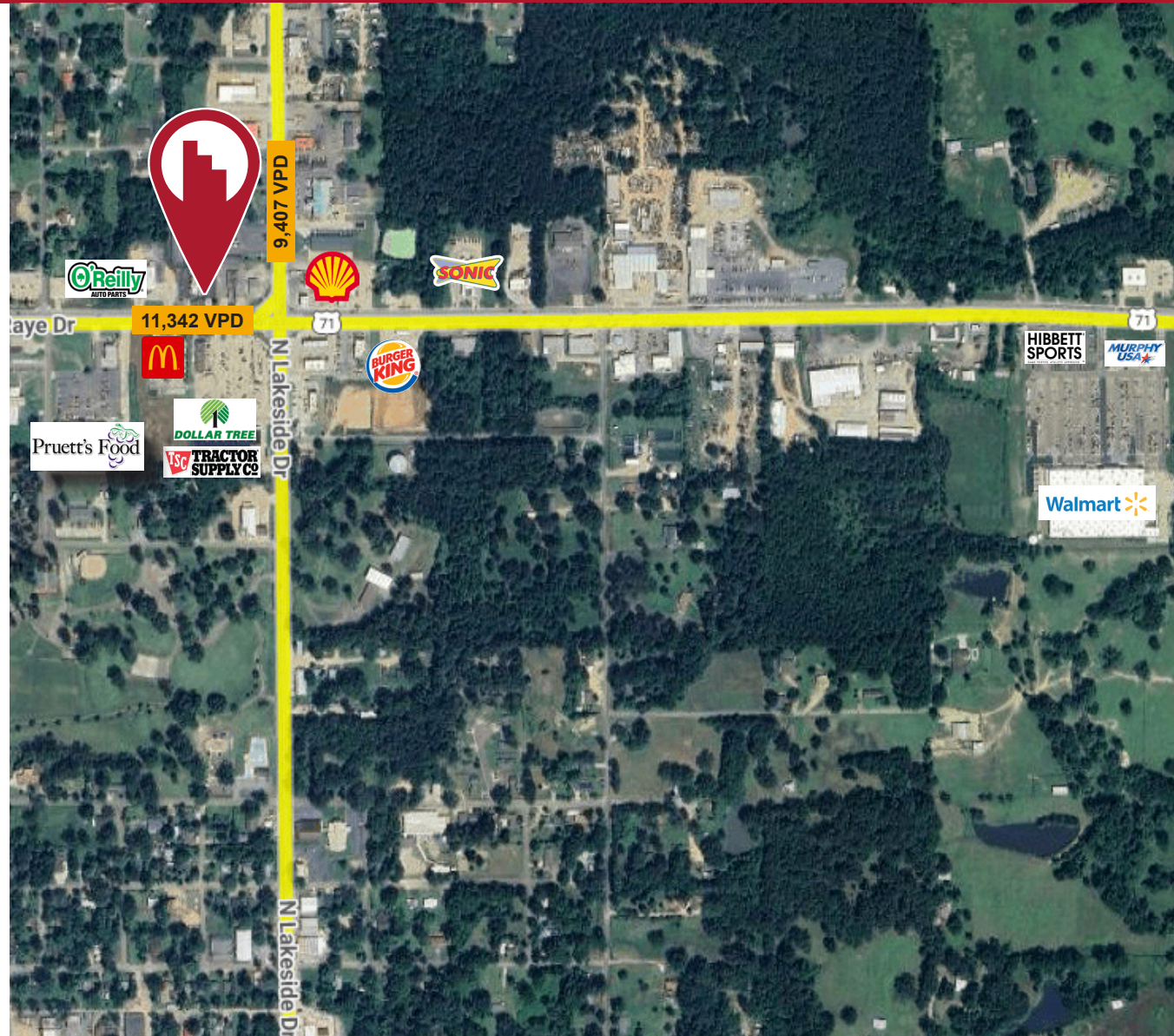
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,224	7,225	8,884	13,487
AVERAGE HH INCOME	\$60,347	\$66,000	\$68,346	\$72,447
TOTAL HH	1,035	2,432	3,050	4,770

## TRAFFIC COUNTS

E. Collin Raye Dr (US Hwy 70): 11,342 VPD

N. Lakeside Dr: 9,407 VPD



## KINDLEY WASSON

AGENT

📞 501.375.3200 | 📠 501.244.7554

kwasson@kelleycp.com

## HANK KELLEY, CRE, SIOR, CPM

CEO | PARTNER | EXECUTIVE BROKER

📞 501.375.3200 | 📠 501.244.7503

hkelley@kelleycp.com



KELLEY COMMERCIAL  
PARTNERS

## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**KINDLEY WASSON**  
AGENT



**HANK KELLEY, CRE, SIOR, CPM**  
CEO | PARTNER | EXECUTIVE BROKER

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

---

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

**CHAINLINKS**  
RETAIL ADVISORS