

804 US-64 EAST

Wynne, AR 72396

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Freestanding restaurant building For Sale on a Walmart outparcel in Wynne, Arkansas



PROPERTY HIGHLIGHTS

- 3,593 SF former Wendy's restaurant on 1.03 acres
- Economic drivers for the area include Village Creek (Arkansas' largest state park), a top rated golf course and world-class waterfowl hunting
- Two heavily traveled and major highways intersect in Wynne, as do main lines of the Union Pacific Railroad
- Located approximately 45 minutes west of Memphis, Tennessee
- Traffic Count: US-64 - 9,900 AADT

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	8,164	11,300	14,944
Daytime Population	9,110	11,515	14,331
Households	3,255	4,415	5,873
Average HH Income	\$62,728	\$61,058	\$59,686

EXCLUSIVE AGENT(S)

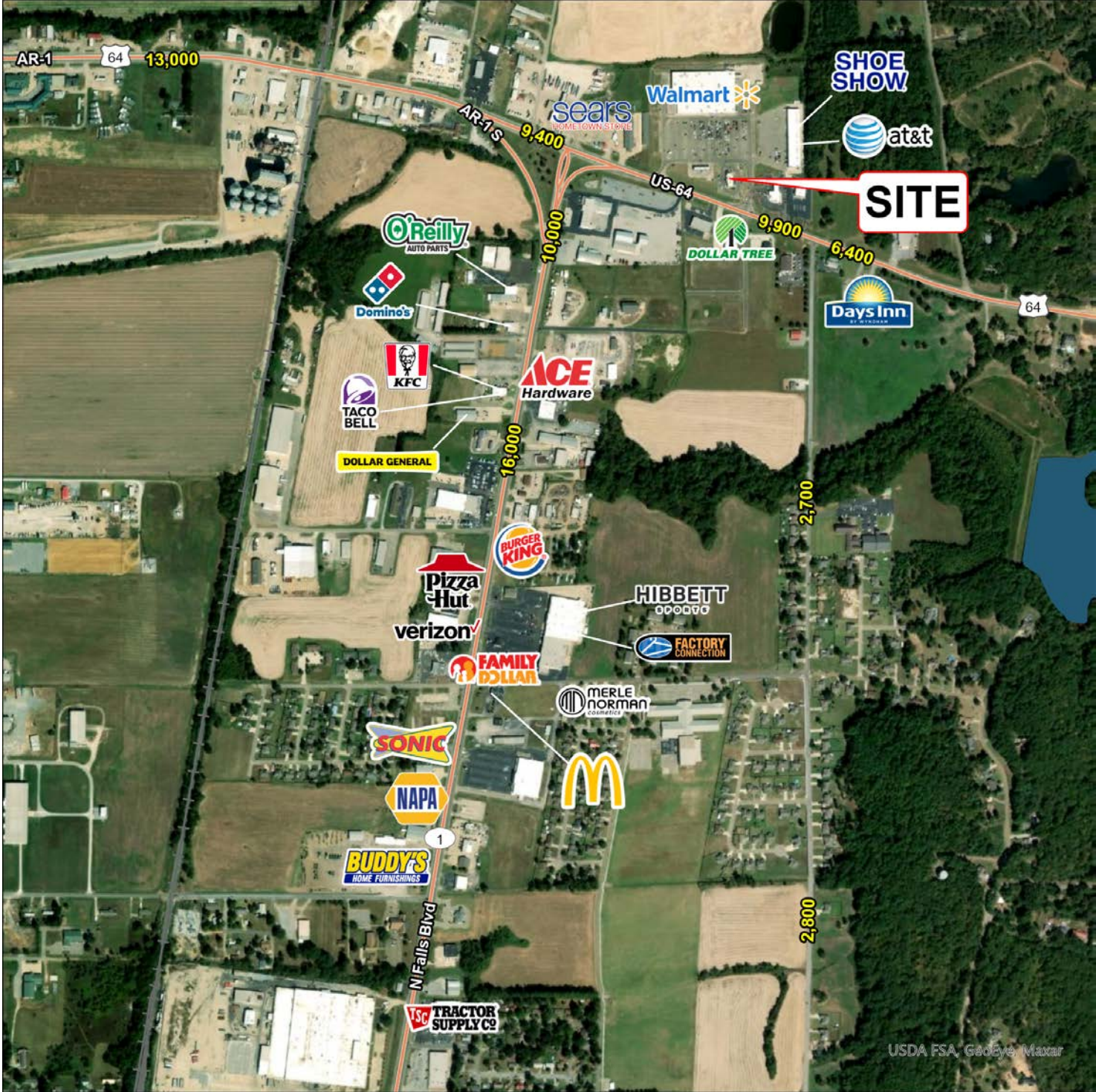
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AERIAL



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