

+/- 4,600 SF RESTAURANT SPACE FOR LEASE

1059 S MAXWELL

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Excellent opportunity to lease +/- 4,600 SF of second gen inline restaurant space in Siloam Springs, AR. Located just off E Highway 412, which boasts approx. 30,000 VPD, this high-visibility space is perfect for a new or expanding restaurant venture. Key features of this space include, a spacious dining room, a private dining area perfect for parties or special events, large kitchen, manager's office, storage rooms, two employee restrooms, plus men's and women's restrooms, and a reception/waiting area. Situated with the busy Highland Park Shopping Center, this location offers ample parking for both employees and guests, plus excellent signage opportunities to attract more foot traffic. With its prime location and easy access from Highway 412, this turnkey restaurant space is ready for your business to thrive!

PROPERTY HIGHLIGHTS

- +/- 4,600 SF Restaurant Space
- Ample Parking for Employees and Guests
- High Visibility and Easy Access
- Situated off Hwy 412 which sees approx. 30,000 VPD

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OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	4,600 SF
Building Size:	22,320 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	130	582	2,144
Total Population	376	1,649	6,027
Average HH Income	\$65,980	\$64,713	\$64,183

TIMOTHY SALMONSEN

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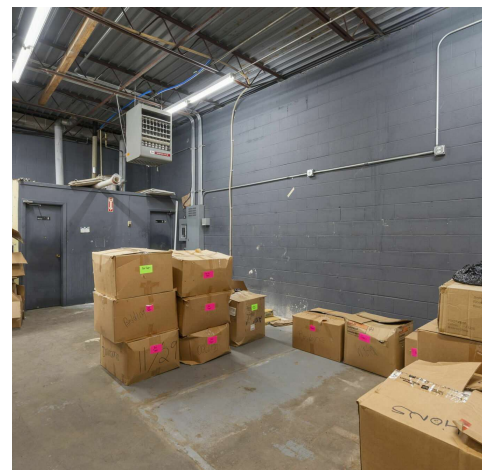
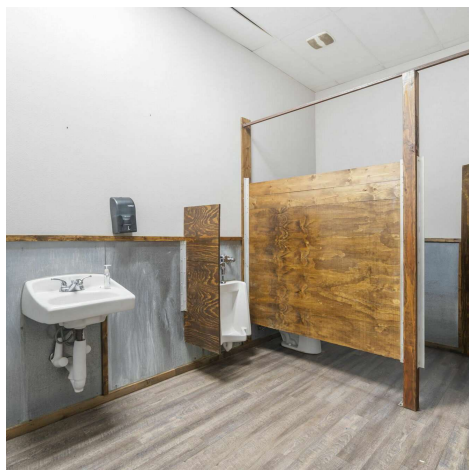
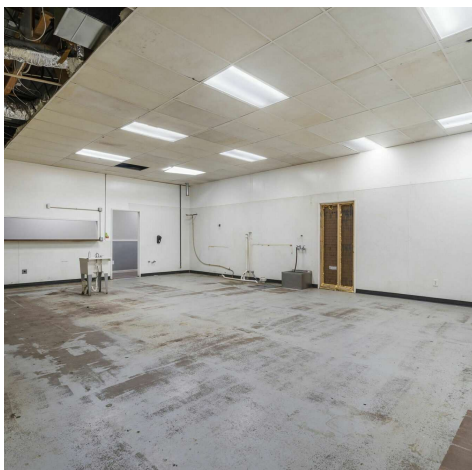
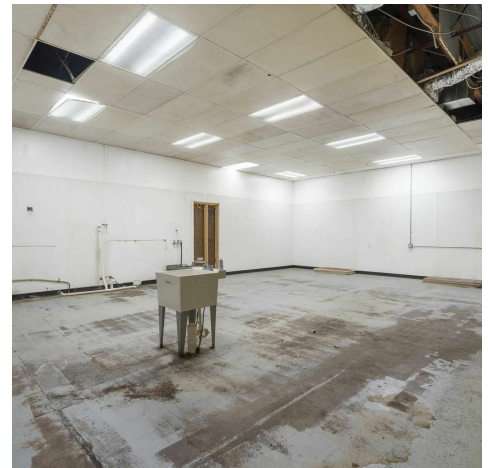
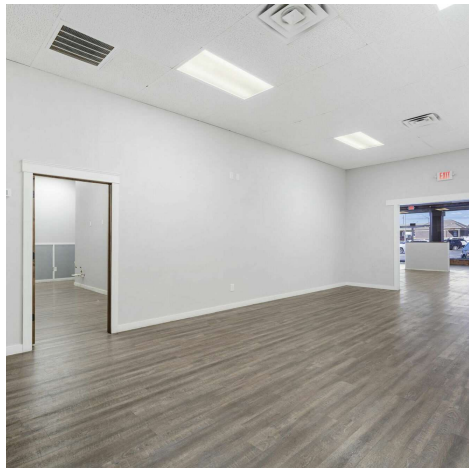
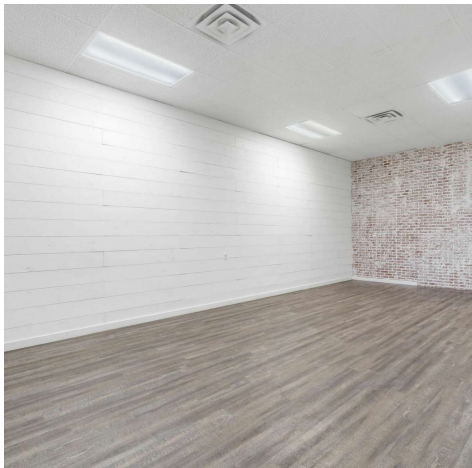
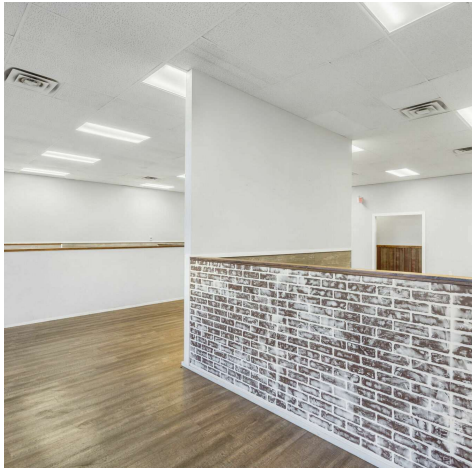
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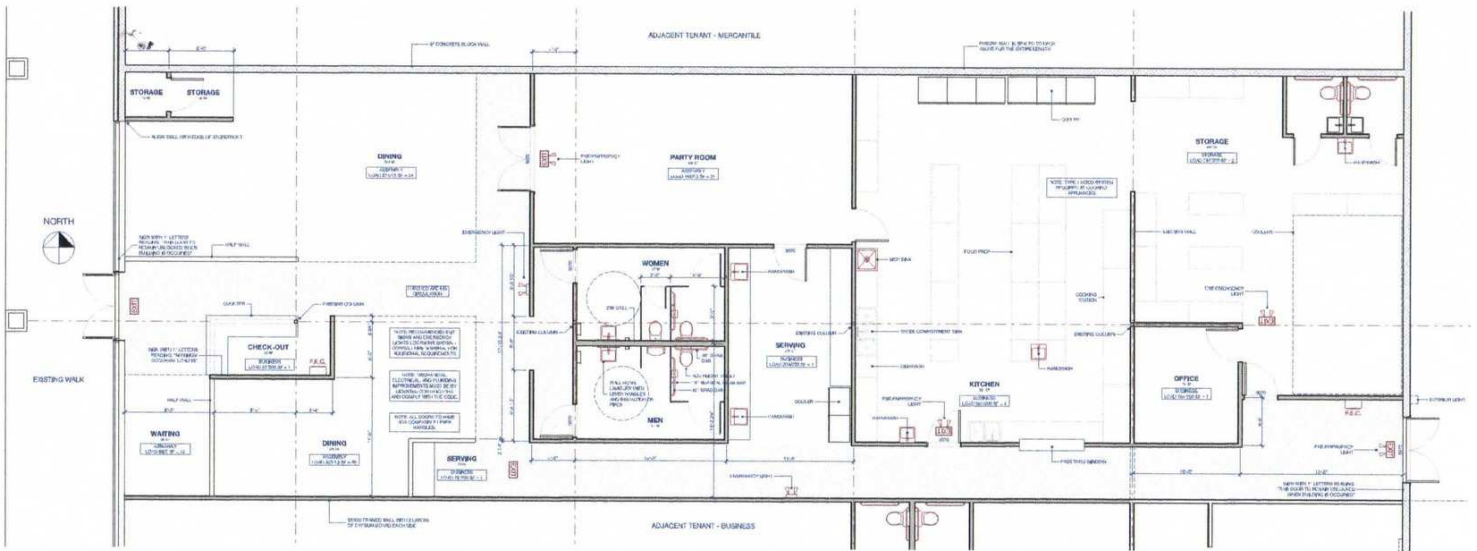
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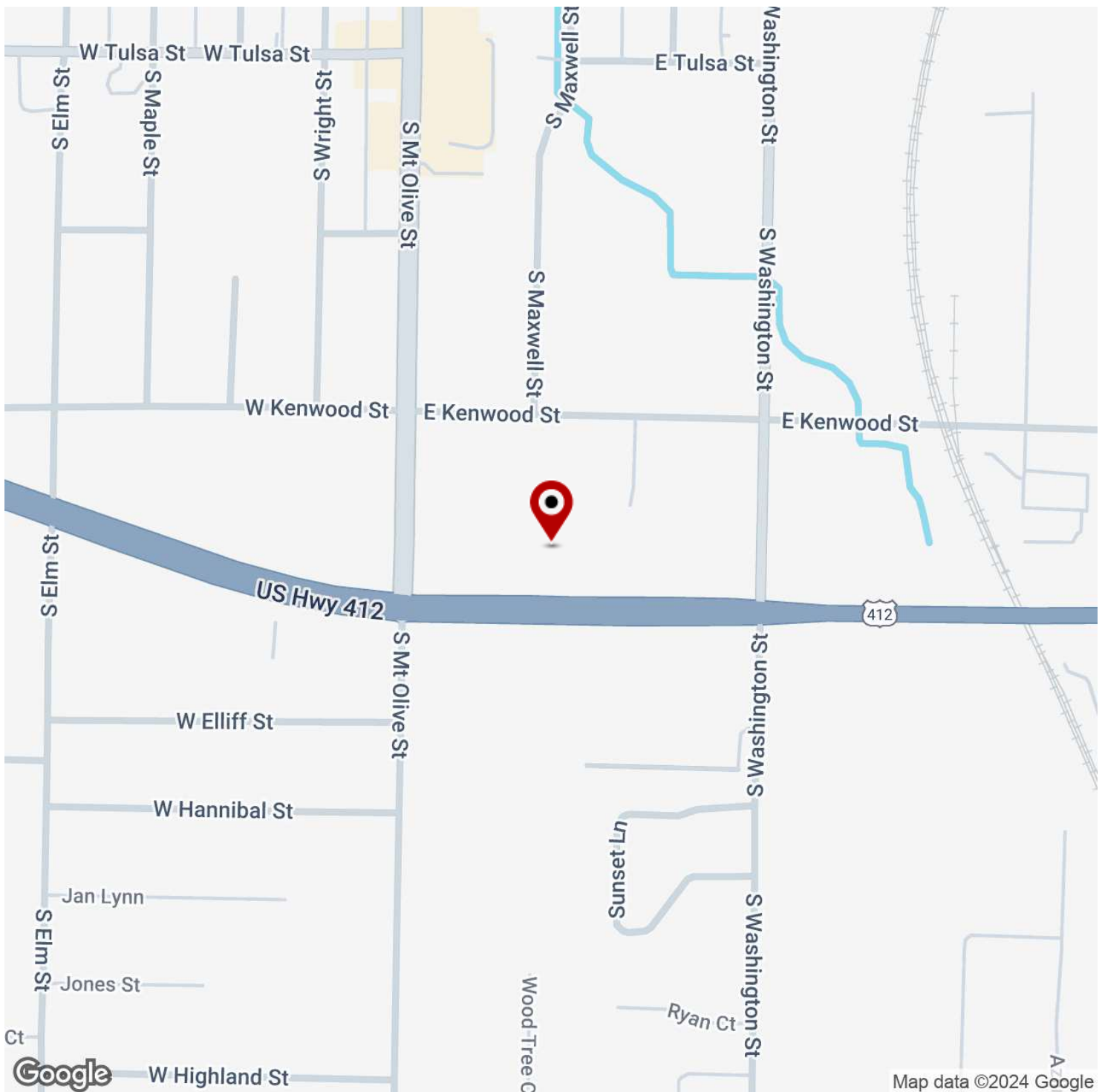
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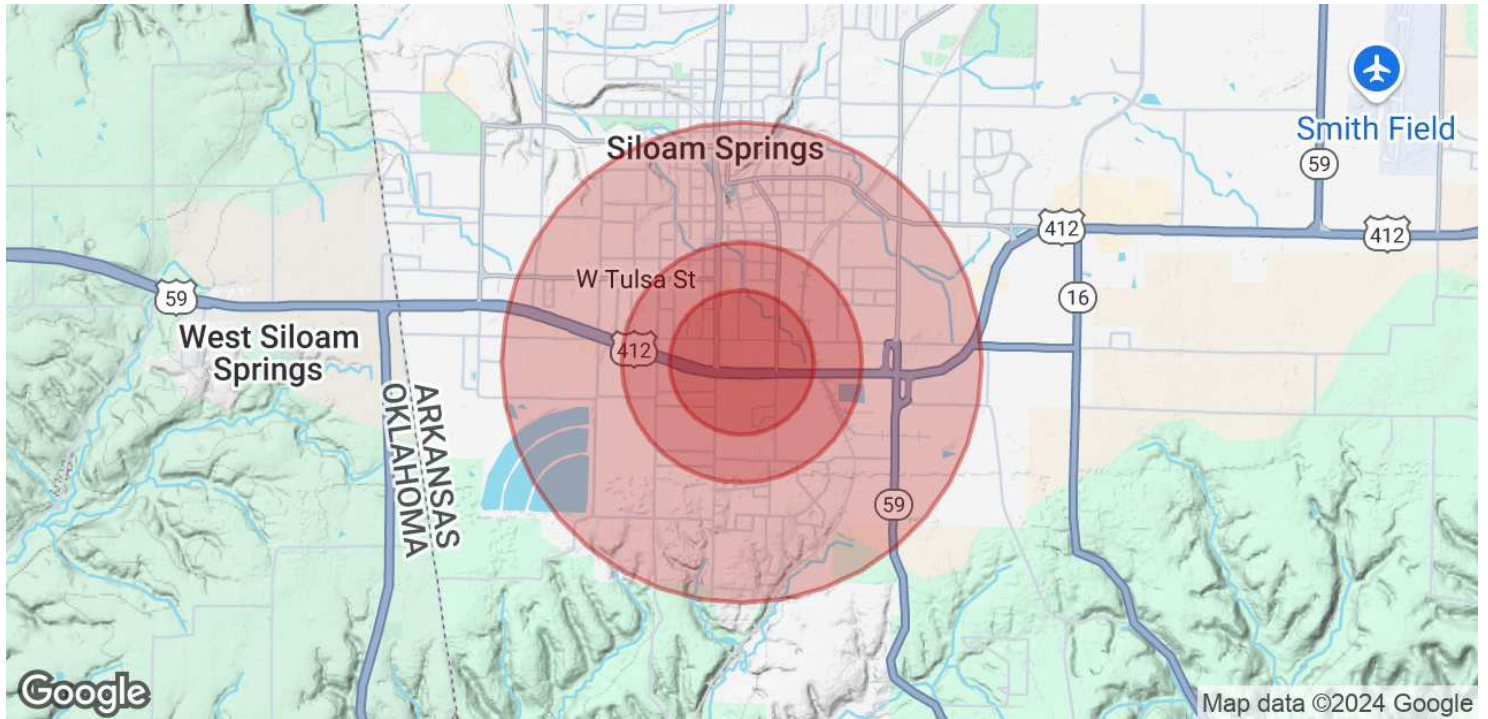
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	376	1,649	6,027
Average Age	35	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	130	582	2,144
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$65,980	\$64,713	\$64,183
Average House Value	\$242,026	\$232,157	\$235,933

Demographics data derived from AlphaMap

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