

QSR OPPORTUNITY

Former Burger King / Red Oak, IA

Drive-Thru Ready | Signalized Hard Corner | +7,568 VPD



SCAN HERE

 **1410 N Broadway St, Red Oak, IA**

+3,447 SF

RESTAURANT BUILDING

63 SPACES

ON-SITE PARKING

C-1

COMMERCIAL ZONING

+1.03 AC

LOT SIZE

1988

YEAR BUILT

\$295,000

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BUYER FIT

- + QSR or fast-casual operator
- + Net-lease investor
- + Owner-user in a drive-thru-friendly service
- + Restaurant owner or start-up



Nearly 7,600 vehicles pass by this signalized hard corner every day - directly across from a busy Hy-Vee anchored center. The drive-thru, kitchen and 63-space parking lot are already in place on this second generation restaurant building, priced well below the cost of ground-up construction.



Condition + Quality

- + Kitchen & drive-thru infrastructure ready
- + Concrete parking lot in place - 63 striped spaces
- + Monument signage available
- + Ready for immediate possession



The Building

- + +3,447 SF freestanding restaurant building
- + Drive-thru lane fully intact
- + Existing kitchen, hood and grease infrastructure
- + Multiple points of ingress and egress
- + Dining room
- + 2 restrooms with 2 stalls each
- + Walk in freezer and refrigerator
- + Plenty of dry storage area

The Location

- + Near the junction of US Hwy 34 & IA Hwy 48
- + Directly across from Hy-Vee Anchored center
- + Broadway, Linden St, 1st St and Oak St access
- + 5-mi trade area +/- 6,196 residents
- + +/- \$82,281 avg HH inc
- + +/- 1.03 -acre parcel with four street frontages
- + Signalized hard corner

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Finding a drive-thru-ready building with existing kitchen infrastructure, highway visibility, and on-site parking doesn't have to mean starting from scratch.

1410 N Broadway St offers an existing QSR buildout ready for a range of concepts. The drive-thru, kitchen hood system, and 63-space parking lot are already in place — zoned C-1 Highway Commercial for a new QSR brand, fast-casual concept, or retail/service reuse.

With a signalized hard corner, four-street frontage, and an existing monument sign already capturing ±7,568 vehicles a day, this is an opportunity to open your concept without the cost or timeline of ground-up construction.

QSR Concept. Fast-Casual. Retail or Service Reuse. See what 1410 N Broadway could become for your business.

CONCEPTUAL RENDERING: This image is an artist's illustration of a potential redevelopment concept and is provided for marketing purposes only. It does not represent an existing business, proposed tenant, or endorsement, affiliation, or commitment by any restaurant brand.

