

Marketplace Grill

1636 S 48th STREET
SPRINGDALE, ARKANSAS 72762



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**Strong Sales – Low Rent to
Sales Ratio** (sales provided)

**Long-Term Historical
Occupancy**

**Long-Term Commitment to
This Site**

Price:
\$4,251,250

Cap Rate:
5.75%





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Asset Overview



Marketplace Grill is a high-revenue, family-oriented, single-tenant casual dining restaurant operating under a NNN lease in Springdale, Arkansas. The restaurant has operated as Marketplace Grill continuously for over 30 years at this location since its 1995 construction and was acquired by Clean Plate Restaurants in 2018. Sales at this location are exceptionally strong, supporting a healthy rent-to-sales ratio of below 5%. With more than seven years remaining on the current lease term and clear indicators of the tenant's long-term commitment, this property offers investors a secure, stable income stream backed by a proven and successful operator.

RECENT CAPITAL INVESTMENT

The roof is currently being replaced, and the HVAC system was replaced just a few years ago—with the tenant paying for half of that upgrade. As outlined in the lease, the landlord's maintenance responsibilities are limited to sharing the cost of roof and HVAC replacements on a 50/50 basis with the tenant. These recent shared investments in property improvements further underscore the tenant's dedication to the site and its long-term operational commitment.

BUILDING

The building is well-constructed and meticulously maintained, featuring a layout designed to optimize both customer experience and operational efficiency. The 10,058 square feet of total floor space is fully equipped for restaurant operations, with a layout that supports seamless service and ensures long-term functional value for the tenant.

LONG-TERM TENANT COMMITMENT

Marketplace Grill's sustained success and long-term occupancy make this a compelling investment opportunity. The combination of exceptional sales performance, a low rent-to-sales ratio, recent capital improvements, and an experienced, well-capitalized operator ensures consistent cash flow and minimal landlord responsibilities. Supported by a strategic location within the thriving Northwest Arkansas Market, this asset offers durable income, long-term stability, and excellent potential for value appreciation.

Offering Summary

List Price / Cap Rate	\$4,251,250 / 5.75%
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Building and Land:

Address	1636 S 48 th Street, Springdale, Arkansas 72762
Building Size	10,056 Square Feet
Land Size	1.66 Acres
Number of Buildings / Year Built	1 / 1995
Parking Spaces	110

Lease:

Lease Type / Landlord Responsibilities	NNN / 50% Roof & HVAC Replacement (both recently replaced)
Current Annual Rent	\$244,446.86 (As of December 1, 2025)
Commencement / Expiration	May 19, 2021 / May 31, 2031
Escalations	1.0% Annually for Current Term and Options
Options	Three, 5-Year
Lease Guarantor	Clean Plate Restaurants, Inc (through May 31, 2031)

Rent Schedule

Current Term	Date of Increase	Rent
Year 1		\$228,000.00
Year 2	12/1/2019	\$230,280.00
Year 3	12/1/2020	\$232,582.80
Year 4	12/1/2021	\$234,908.63
Year 5	12/1/2022	\$237,257.71
Year 6	12/1/2023	\$239,630.29
Year 7	12/1/2024	\$242,026.59
Year 8	12/1/2025	\$244,446.86
Year 9	12/1/2026	\$246,891.33
Year 10	12/1/2027	\$249,360.24
Year 11	12/1/2028	\$251,853.84
Year 12	12/1/2029	\$254,372.38
Year 13	12/1/2030	\$256,916.11
Year 14	12/1/2031	\$259,485.27

Option #1	Date of Increase	Rent
Option Year 1	12/1/2032	\$262,080.12
Option Year 2	12/1/2033	\$264,700.92
Option Year 3	12/1/2034	\$267,347.93
Option Year 4	12/1/2035	\$270,021.41
Option Year 5	12/1/2036	\$272,721.63

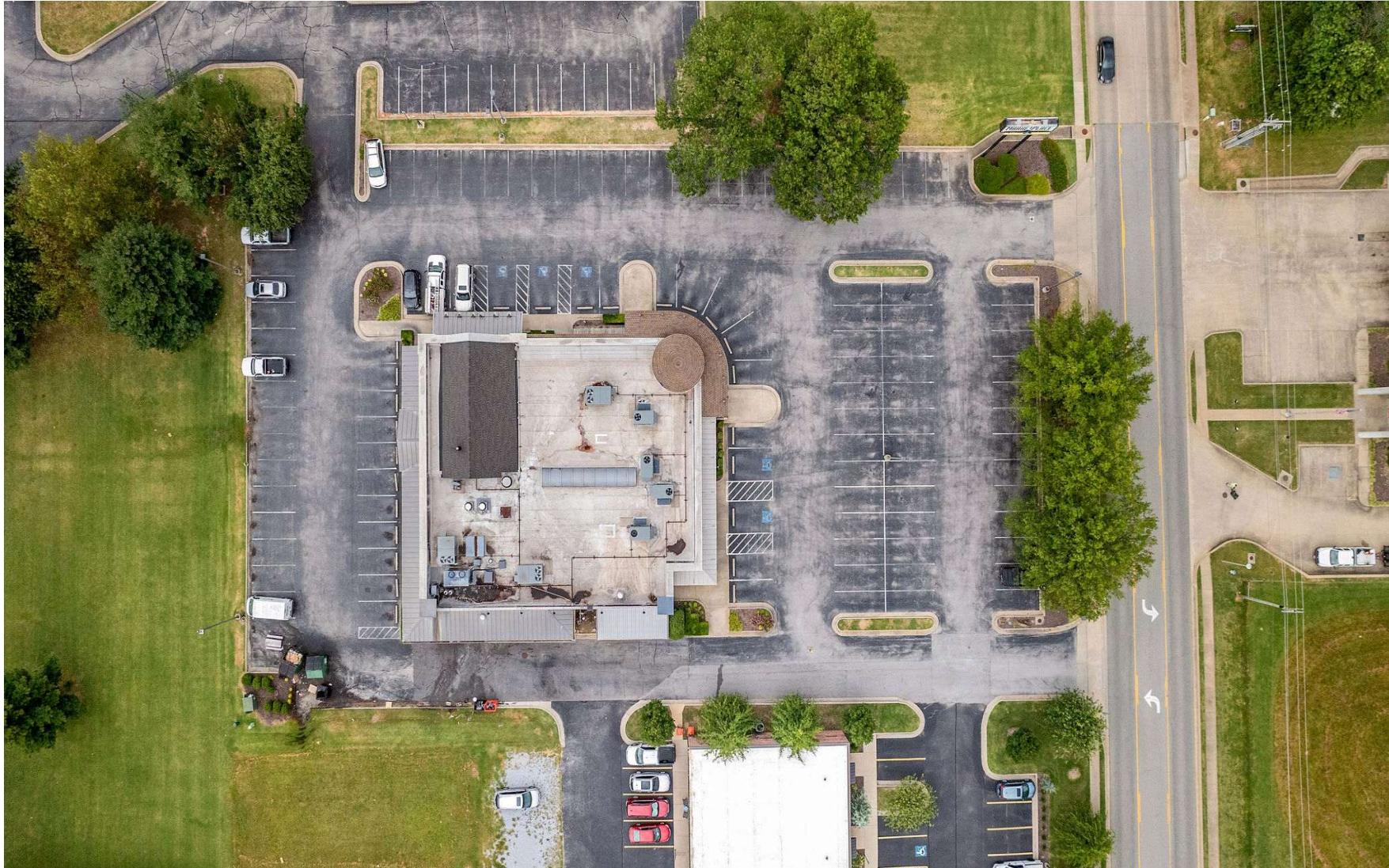
Option #2	Date of Increase	Rent
Option Year 6	12/1/2037	\$275,448.84
Option Year 7	12/1/2038	\$278,203.33
Option Year 8	12/1/2039	\$280,985.36
Option Year 9	12/1/2040	\$283,795.22
Option Year 10	12/1/2041	\$286,633.17

Option #3	Date of Increase	Rent
Option Year 11	12/1/2042	\$289,499.50
Option Year 12	12/1/2043	\$292,394.49
Option Year 13	12/1/2044	\$295,318.44
Option Year 14	12/1/2045	\$298,271.62
Option Year 15	12/1/2046	\$301,254.34

Site



Site



Springdale, Arkansas Overview

Located in the heart of rapidly growing Northwest Arkansas, Fayetteville–Springdale–Rogers MSA has emerged as one of the country's most dynamic and family-friendly communities. The City of Springdale continues to experience steady growth driven by young demographics, rising household incomes and strong employment trends led by Tyson Foods global headquarters.

QUALITY OF LIFE

Springdale provides a high quality of life, attracting new residents with its welcoming neighborhoods, green spaces, and affordable housing options. Located in the heart of Northwest Arkansas' metropolitan area, it offers quick access to both urban amenities and natural retreats like nearby parks and nature preserves. The region enjoys a mild climate with plenty of sunny days, supporting an active, outdoor lifestyle. Springdale also boasts a strong sense of community, growing public services, and a focus on safety. With a cost of living more affordable than many other parts of the nation, the city supports a balanced lifestyle that appeals to families, young professionals, and retirees alike. Residents enjoy a diverse restaurant scene, convenient shopping options, access to quality schools.

ECONOMY

The local economy is reinforced by the broader Northwest Arkansas region with its skilled workforce, relatively low cost of living, and steadily increasing population, making it an attractive destination for business investment and residential development. Supported by sectors such as logistics, manufacturing, retail and healthcare, Springdale is home to Walmart and other Fortune 500 companies, creating consistent demand for housing, retail and services. Springdale's real estate market reflects this momentum with climbing median household income and home values, signaling a strong appetite for both residential and commercial development. Downtown revitalization efforts are transforming the market into a hub for recreation, arts and entrepreneurship. Combining economic stability, cultural diversity and a growing retail and dining landscape, Springdale offers a compelling environment for investment and long-term growth.

Demographics

In 2025, Springdale, AR has an estimated population of 115,000, continuing a steady trend of growth over the past decade. Projections indicate further increases as the area benefits from its proximity to major anchors such as Tyson Foods and Walmart Headquarters. The population is 51% Male and 49% Female, with a median age of 33.2 years, younger than the national average of 38.5. Springdale Arkansas covers approximately 49.70 square miles, resulting in a population density of about 2,337 residents per square mile.

2025 DEMOGRAPHICS

5-MILE

	5-MILE
Population	114,930
Average Age	33.2
Total Housing Units	42,906
Median Household Income	\$73,676

Market Profile & Projections

3-MILE

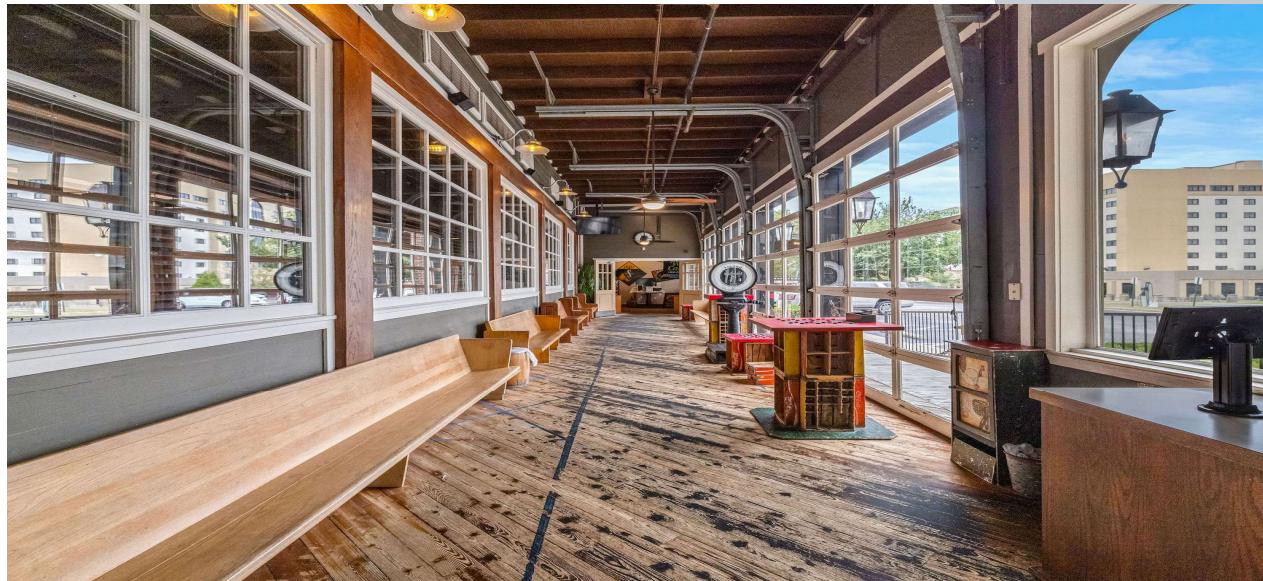
5-MILE

2030 Total Population	50,113	122,069
2030 Total Housing Units	19,494	46,289
2030 Median Household Income	\$83,404	\$84,463
2025 Consumer Spending: Food Away from Home: Total \$	\$65,850,763	\$158,257,390
Average Spent	\$3,828	\$3,874

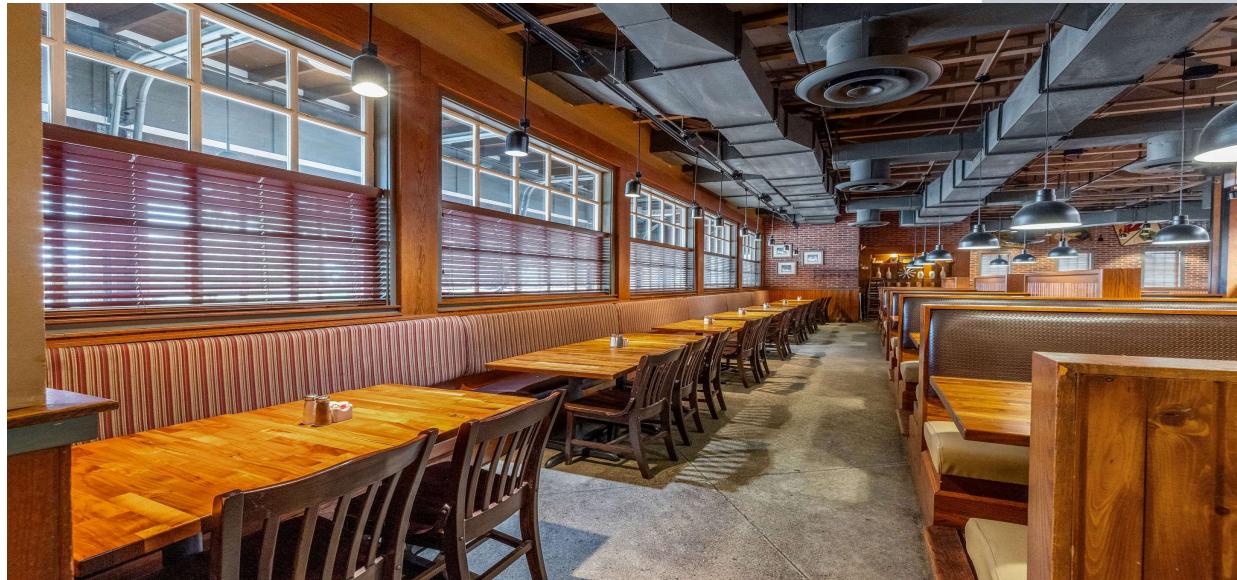
Aerial



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