



# [ Hospitality Offering ]

## QUALITY INN - CLINTON, AR For Sale



Quality Inn - Clinton | 1025 Highway 65b, Clinton, AR 72601

[ PRESENTED BY ]

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Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

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### CONFIDENTIAL OFFERING MEMORANDUM

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#### PRESENTED BY

**Mital Patel**, Commercial Sales

**Nick Gokal**,

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RPM Group in compliance with all applicable fair housing and equal opportunity laws.

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# [ For Sale ]

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                       |                |
|-----------------------|----------------|
| <b>Sale Price:</b>    | \$1,975,000    |
| <b>Price / SF:</b>    | \$136.98       |
| <b>Lot Size:</b>      | 3.36 Acres +/- |
| <b>Year Built:</b>    | 1987           |
| <b>Building Size:</b> | 14,418 SF +/-  |

### PROPERTY OVERVIEW

Invest in your hospitality dreams with Quality Inn - Clinton, AR! Positioned as the last stop before Harrison, the charming hilltop hotel offers stunning views and unbeatable value.

Strategically located near popular attractions like the Natural Bridge and South Fork Nature Center, Quality Inn is not only a smart investment but also an ideal choice for first-time buyers looking to enter the hospitality market. Don't miss out on this opportunity to own a piece of Clinton's thriving hospitality scene!

### PROPERTY HIGHLIGHTS

- Asking price is under 3.5 X gross revenue
- 34 Rooms
- Managers Living Quarter
- Business Center
- Guest Laundry

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# PROPERTY PHOTOS



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# AERIAL MAP



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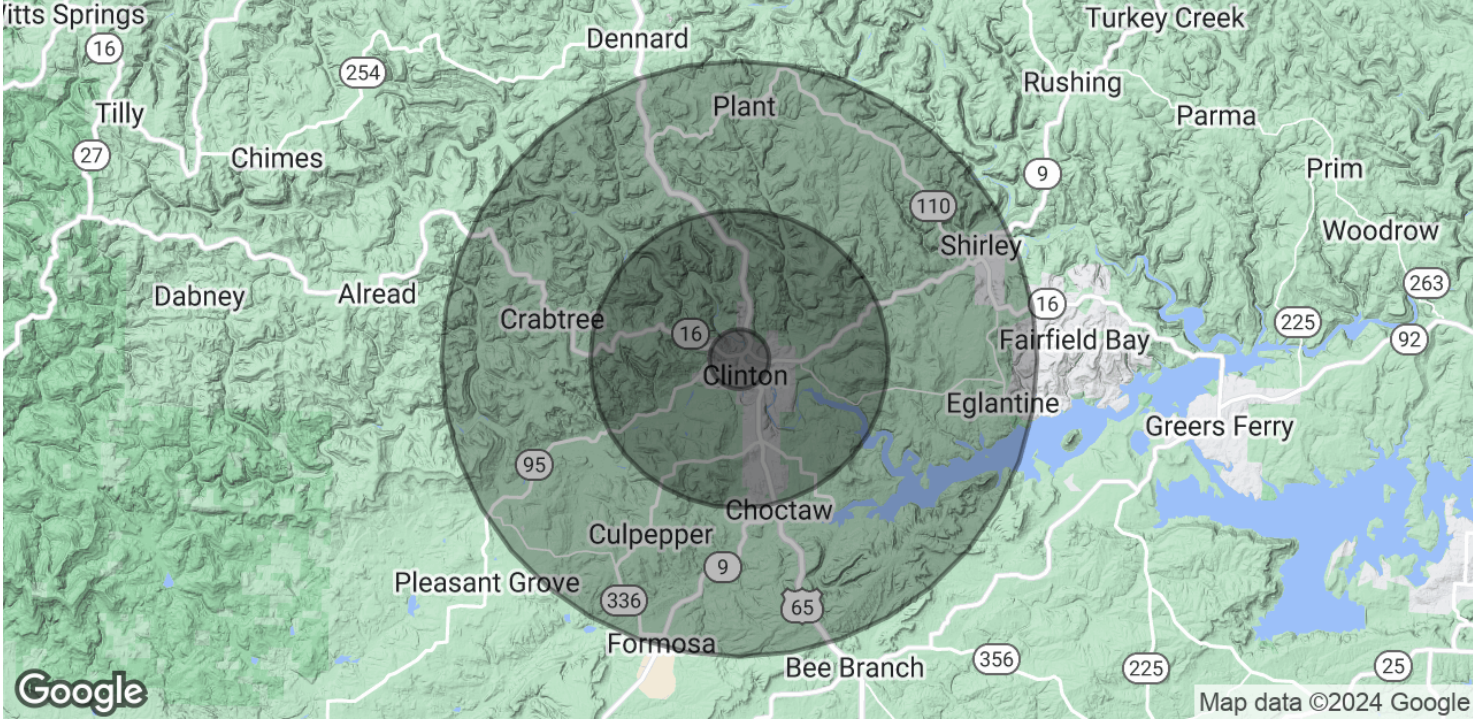
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 68        | 2,460     | 8,640     |
| Average Age          | 47.3      | 46.3      | 47.1      |
| Average Age (Male)   | 46.2      | 45.4      | 46.1      |
| Average Age (Female) | 48.3      | 47.2      | 48.0      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 38        | 1,335     | 5,201     |
| # of Persons per HH  | 1.8       | 1.8       | 1.7       |
| Average HH Income    | \$38,091  | \$36,414  | \$34,818  |
| Average House Value  | \$119,939 | \$111,005 | \$109,560 |

\* Demographic data derived from 2020 ACS - US Census

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|   |  |   |
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