

the CARRINGTON company

FOR LEASE

HARD CORNER 2ND GENERATION FAST FOOD SITE w/DRIVE-THRU

2210 Malcolm Ave, Newport, AR 72112



- **Hard Corner positioning**
- **Second Generation Restaurant with Drive-Thru Window**
- **Extensive 2022 renovation with new roof, exterior paint, & parking lot**

Actual Property Photo

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BUILDING SqFT: 2,640

LOT SIZE: 0.47 ACRES

ADDRESS: 2210 Malcolm Ave
Newport, AR 72112

YEAR BUILT: 1983

RENOVATED: 2022

MAJOR RETAILERS NEARBY INCLUDE:

Super Walmart, Tractor Supply, O'Reilly Auto, Walgreens, AT&T, Dollar Tree, Hibbett Sports, Goodwill, and Dollar General

NEARBY NATIONAL RESTAURANTS & QSRs INCLUDE:

McDonalds, Hardees, Sonic Drive-In, Taco Bell, Pizza Hut, and Subway



Traffic Count

11,000 VPD on Hwy 367/Malcolm Ave

Population

5mi — 9,999

10mi — 12,959

15mi — 18,109

Avg HHI

5mi — \$61,565

10mi — \$62,331

20mi — \$62,648



11,000 ADT

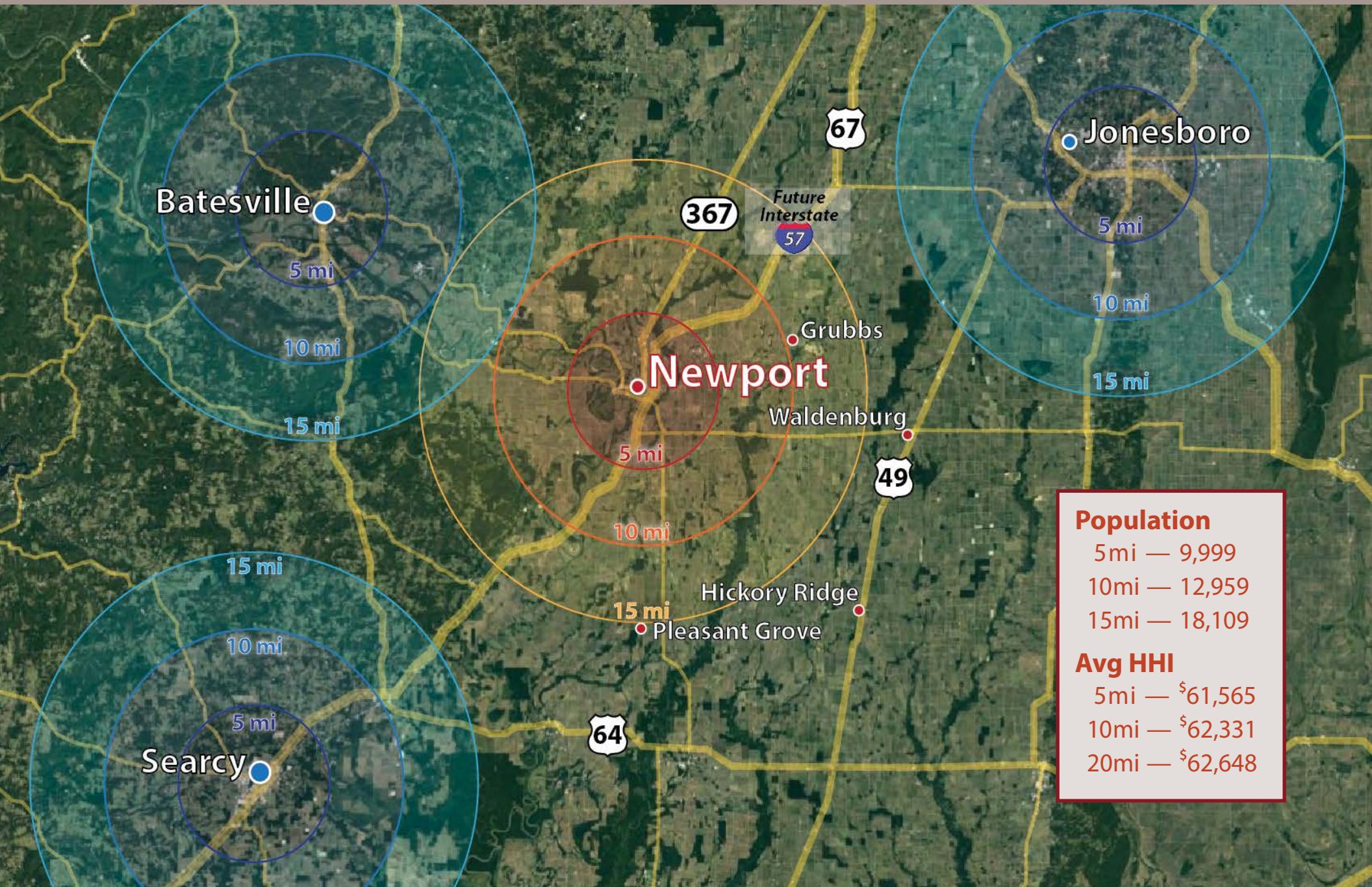
3,000 people commute to Jackson County daily for work:

- Correctional Facilities
600 employees
- Shearer's Snacks
497 employees
- Arkansas Steel Associates
295 employees
- Southwest Steel Processing
225 employees
- Unity Health Newport
225 employees
- Granges
128 employees
- Delta Manufacturing
100 employees
- Moss Solar
200 temporary (*installing solar fields*)
- High School Open Campus
approx 500 students
- College
200 staff; 1,800 students *across three campuses of which Newport is the largest*

SUBJECT PROPERTY

- Existing Drive-Thru
- Exclusive Pylon Signage





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PROPERTY PHOTOS—EXTERIOR

