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HIGHLY VISIBLE QSR FOR SALE OR LEASE

2090 John Harden Drive, Jacksonville, AR



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Property Understanding

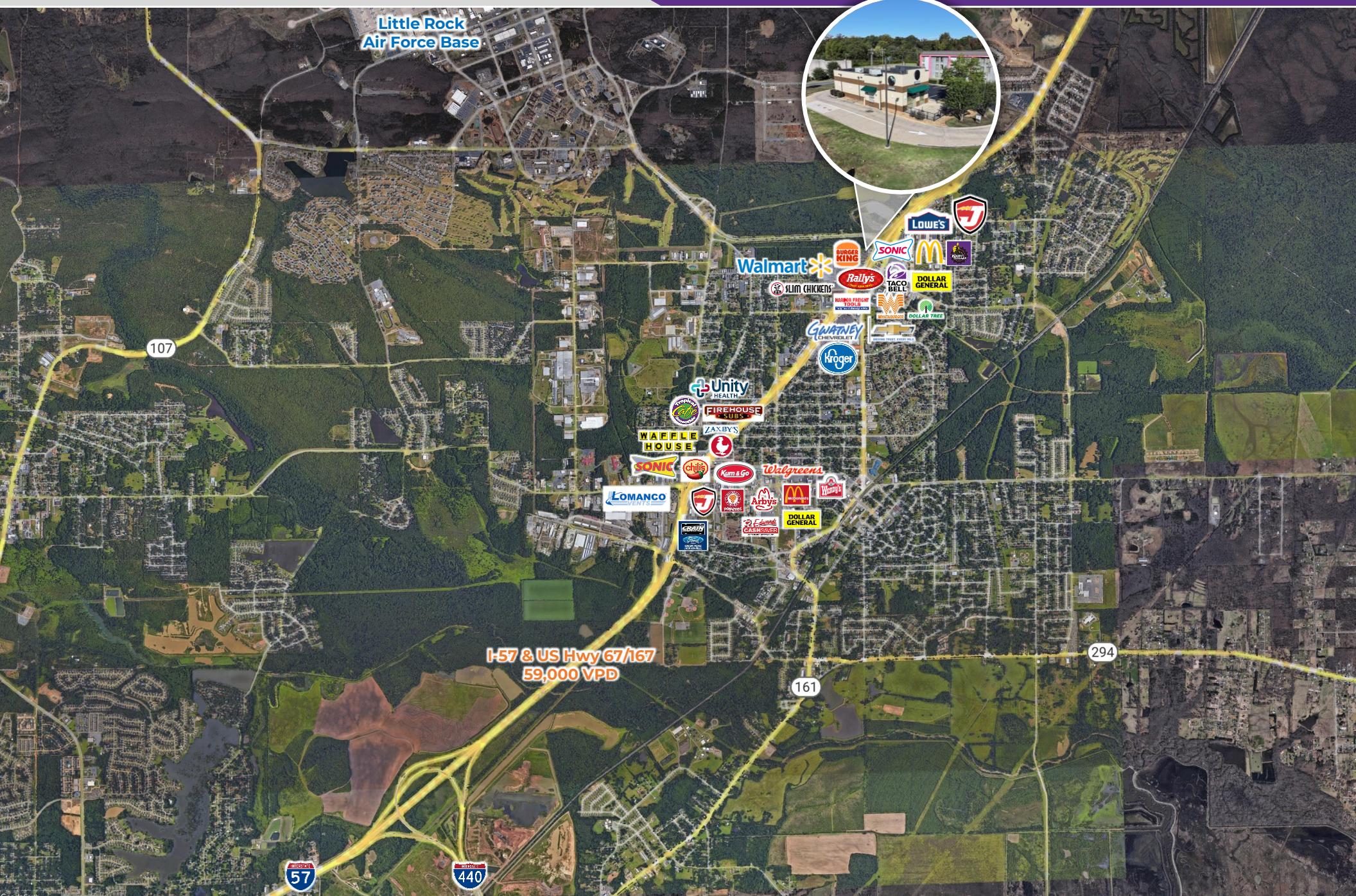
OVERVIEW

Offering	For Sale or Lease
Sale Price	Contact Agent
Lease Rate/Type	Contact Agent
Address	2090 John Harden Drive, Jacksonville, AR 72076
Property Type	Retail/QSR
Building & Lot Size	±1,748 SF ±0.52 Acres
Year Built	2007
Zoning	C-4
Frontage	John Harden Dr & I-57 – 168'
Traffic Count	I-57 & US Hwy 67/167: 59,000 VPD

PROPERTY HIGHLIGHTS

- Prime retail/QSR opportunity – former Starbucks with existing drive-thru infrastructure
- The property is currently leased to Starbucks under a lease agreement running through March 31, 2027
- Exceptional visibility and frontage along the highly traveled I-57/US Hwy 67/167 (59,000 VPD)
- Two points of ingress/egress for easy access and strong customer convenience
- Prominent signage opportunity with strong visibility to highway traffic and local shoppers
- Adjacent to the Walmart Supercenter entrance, driving consistent traffic and daily consumer flow
- Dense retail trade area and fast-casual corridor featuring Slim Chickens, Burger King, Great Clips, Wingstop, Hibbett Sports, Rally's, and Sonic Drive-In
- Strategically located between Little Rock and Cabot, less than four miles from the Little Rock Air Force Base in Jacksonville – the facility covers 6,217 acres with a resident population of over 3,300 and a working population of approximately 7,200







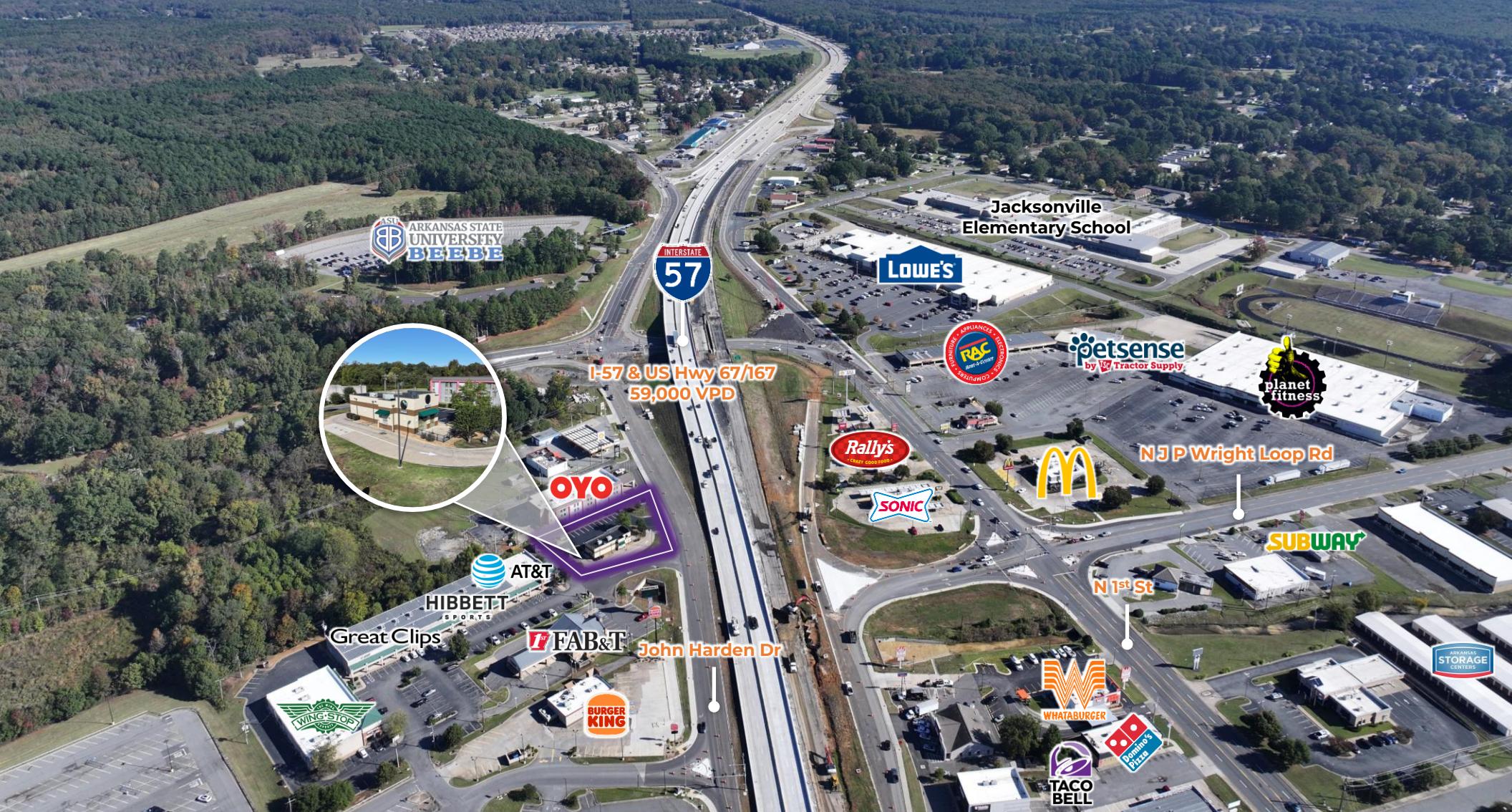
LOOKING SOUTHWEST

Downtown Little Rock





LOOKING NORTHEAST







Jacksonville, AR



Jacksonville, Arkansas, is a vibrant city in the central part of the state, approximately 20 miles northeast of Little Rock, the state capital. Jacksonville's proximity to Little Rock makes it a convenient location for residents looking to enjoy both the benefits of the nearby city and the atmosphere of small-town life.

The current widening of Highway 67/167 through Jacksonville expands the highway from four to six lanes, improving traffic flow and safety. The project enhances connectivity and supports local economic development by easing congestion and upgrading interchanges. The construction project will also replace two overpass bridges. Construction started in September 2022 and will be completed in fall 2027 ([City of Jacksonville; Arkansas Business](#)).

One of Jacksonville's notable features is its close relationship with Little Rock Air Force Base, which is situated just a few miles north of the city. The base significantly contributes to the local economy and community, providing employment opportunities and contributing to the area's military presence.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

29,977

39,011

138,291

Average Age

10,142

15,506

55,747

Average Household Income

37.4

38.5

40.0

Businesses

\$65,130

\$70,975

\$85,642

615

780

3,424

*Demographic details based on property location



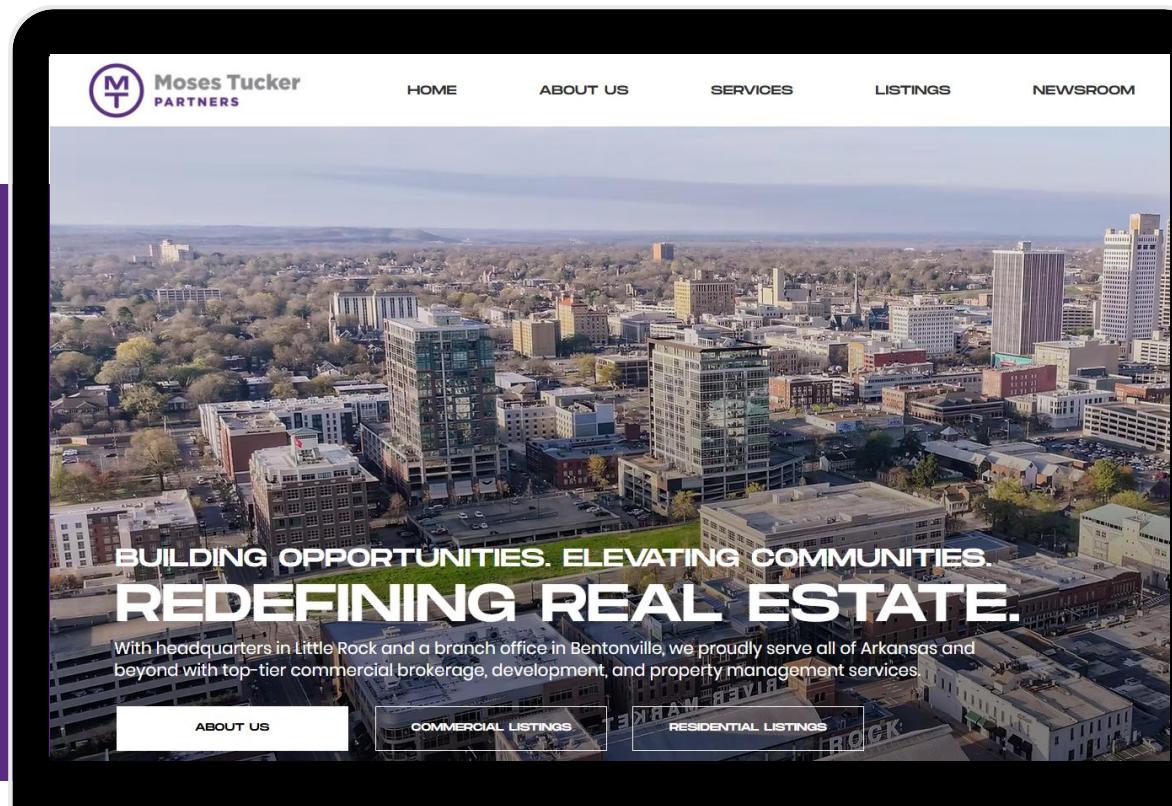
CONNECT

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