



PROPERTY DESCRIPTION

Situated at 201 E 1st Avenue in Crossett, Arkansas, this 2,614 SF former KFC restaurant offers a prime opportunity in the heart of the city

PROPERTY HIGHLIGHTS

- Equipped with a fully built-out restaurant setup, minimizing initial investment for new operators.
- Located in the largest city in Ashley County and within close proximity to major employers, including the Georgia-Pacific Paper Mill
- Presents a unique opportunity for entrepreneurs and investors looking to establish a presence in a growing community
- Area Retailers: Walmart, Walgreens, Atwoods, Brookshire's, Dollar General, Family Dollar, Factory Connection
- Traffic Counts: 14,504

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	943	3,204	3,997
Total Population	2,114	7,437	9,284
Average HH Income	\$59,227	\$68,631	\$68,460

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