

# TURNKEY RESTAURANT & BAR FOR SALE

8624 I-30 | Little Rock, AR 72209



## GARY SMITH

PARTNER | DIR OF BUSINESS DEVELOPMENT

📞 501.375.3200 | 📠 501.244.7509

[gsmith@kelleycp.com](mailto:gsmith@kelleycp.com)

## HANK KELLEY, CRE, SIOR, CPM

CEO | PARTNER | EXECUTIVE BROKER

📞 501.375.3200 | 📠 501.244.7503

[hkelley@kelleycp.com](mailto:hkelley@kelleycp.com)



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## AVAILABLE

±34,036 SF Turnkey Restaurant & Bar for Sale

## PRICE

\$4,500,000 (\$132.21 PSF)

## COMMENTS

- 700-seat capacity in a large, open layout
- 250 on-site dedicated parking spaces
- Ideal for restaurant, music venue, or brewery concepts
- ±4,000 SF commercial kitchen with all furniture, fixtures, and equipment (FFE) in place
- 50 TVs throughout
- 3 separate bar areas
- 6 pool tables
- Recent upgrades include new roof, new HVAC, upgraded electrical system, and modern ADA-compliant restrooms
- Performance stage with professional lighting and sound system

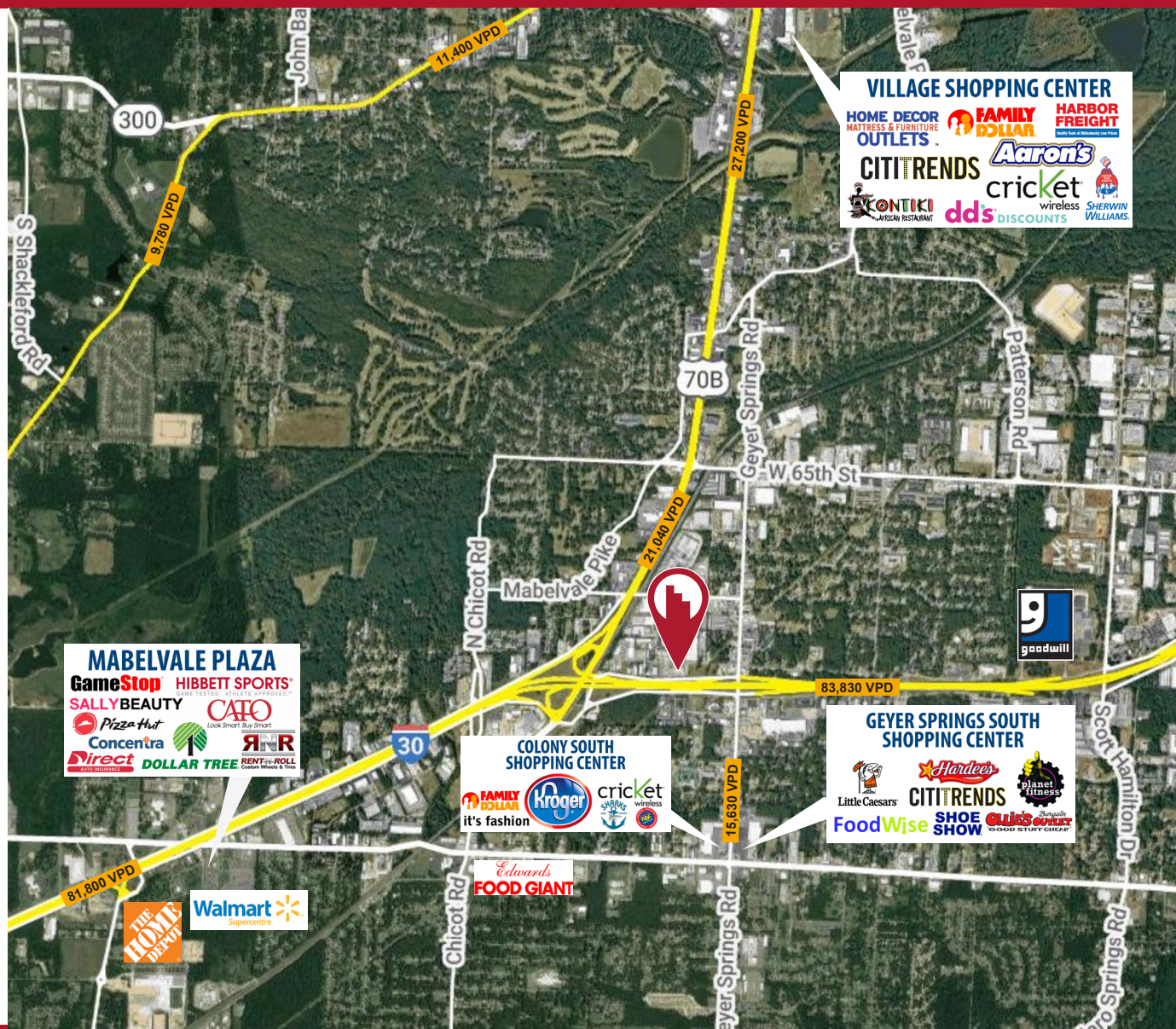
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	15,258	88,394	193,308	380,922
AVERAGE HH INCOME	\$65,037	\$88,126	\$87,604	\$77,238
TOTAL HH	6,473	34,189	62,118	134,239

## TRAFFIC COUNTS

I-30: 83,600 VPD

Geyer Springs Rd: 15,630 VPD



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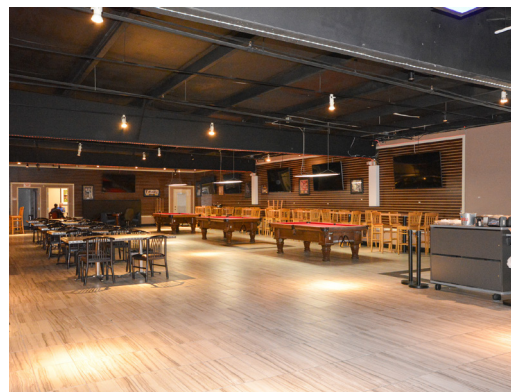
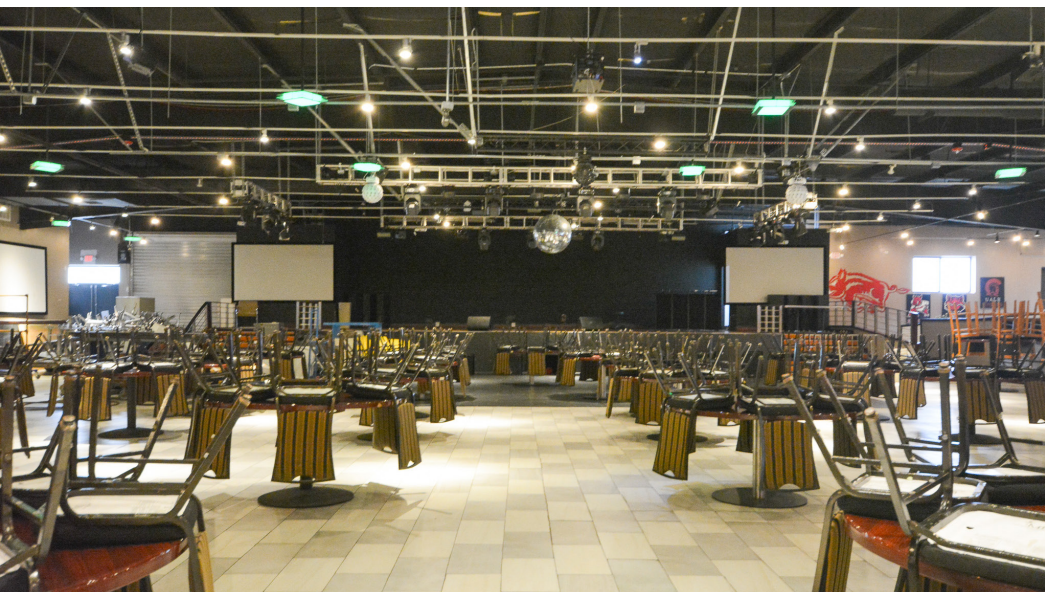
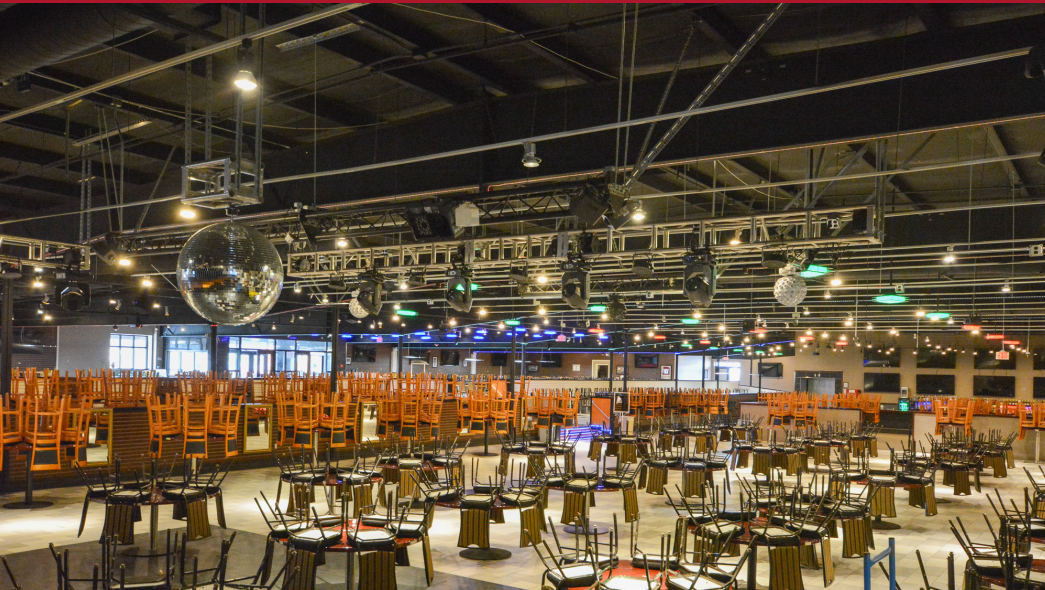
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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



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