



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
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Steak N' Shake Pearl (Restaurant & Real Estate)

300 Riverwind East Dr
Pearl, Mississippi 39208

Property Overview

NAI UCR Properties is pleased to 300 Riverwind E. Drive, Pearl, MS, restaurant space for sale or lease. The free-standing, 1-story building is approximately 3,045 SF, which is divided between a dining area, customer reception area, kitchen, drive-thru window counter, restrooms, and storage areas. The property is about 500 feet from the Interstate 20 exit ramp with street signage and visibility from the highway and Interstate.

The area is one of the most desirable retail locations in Pearl and has experienced significant commercial development in the last few years, including national franchise restaurants, multi-tenant neighborhood shopping centers, medical office space, and hotels. This location offers immense potential for success. Site improvements include concrete paved-driveways, a concrete-paved drive-thru, concrete curbs and gutters, asphalt-paved parking areas, concrete stoppers, signage, exterior lighting, and quality landscaping.

Don't miss out on this exceptional opportunity in one of Pearl's most sought-after locations. Contact us today for additional information or to schedule a tour of the property.

Property Highlights

- 3,045 SF Free-Standing Building on .91 Acres
- Operating Restaurant Franchise & Real Estate
- Interstate Visibility from I-20 - 77,000+/- Cars Per Day
- Full Service Drive-Thru
- Located at "Crossroads of the South" - Heavily Traveled Intersection of I-20 & I-55
- Roadmap for Fast Growth: Franchise Location Fees Paid for 4 Additional MSA Locations (\$60K) and 2nd Location Full A&E Plans Complete (\$60K+)

For More Information

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Key Features:

Strategic Location: Conveniently positioned in the heart of Pearl, with easy access to major highways and thoroughfares, ensuring high visibility and accessibility for customers.

Vibrant Community: Pearl boasts a vibrant community with a diverse population and a strong economy supported by various industries including retail, healthcare, and manufacturing.

Proximity to Amenities: Surrounded by numerous amenities including shopping centers, hotels, restaurants, schools, and recreational facilities, attracting a steady flow of foot traffic throughout the day.

Established Business Hub: Adjacent to other thriving businesses, creating a synergy that enhances the potential for success and growth.

Ample Parking: Generous parking available, ensuring convenience for customers and staff alike.

Location Description

The property is located on the north side of Riverwind East Drive just off of Pearson Road and about 500 feet to the exit ramp from Interstate 20 with 77,000 VPD. Pearson Road is heavily traveled with 20,000 VPD.

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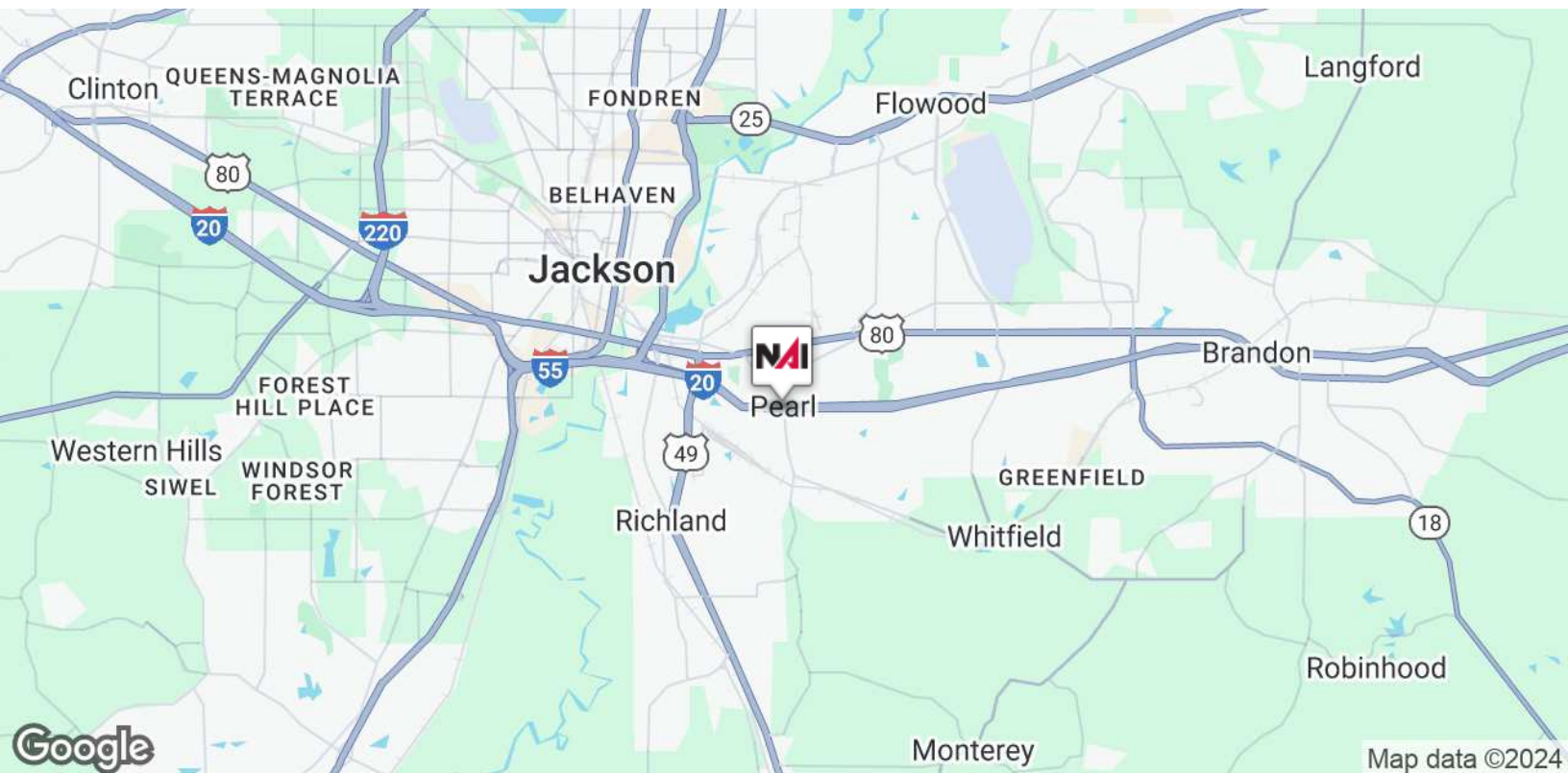
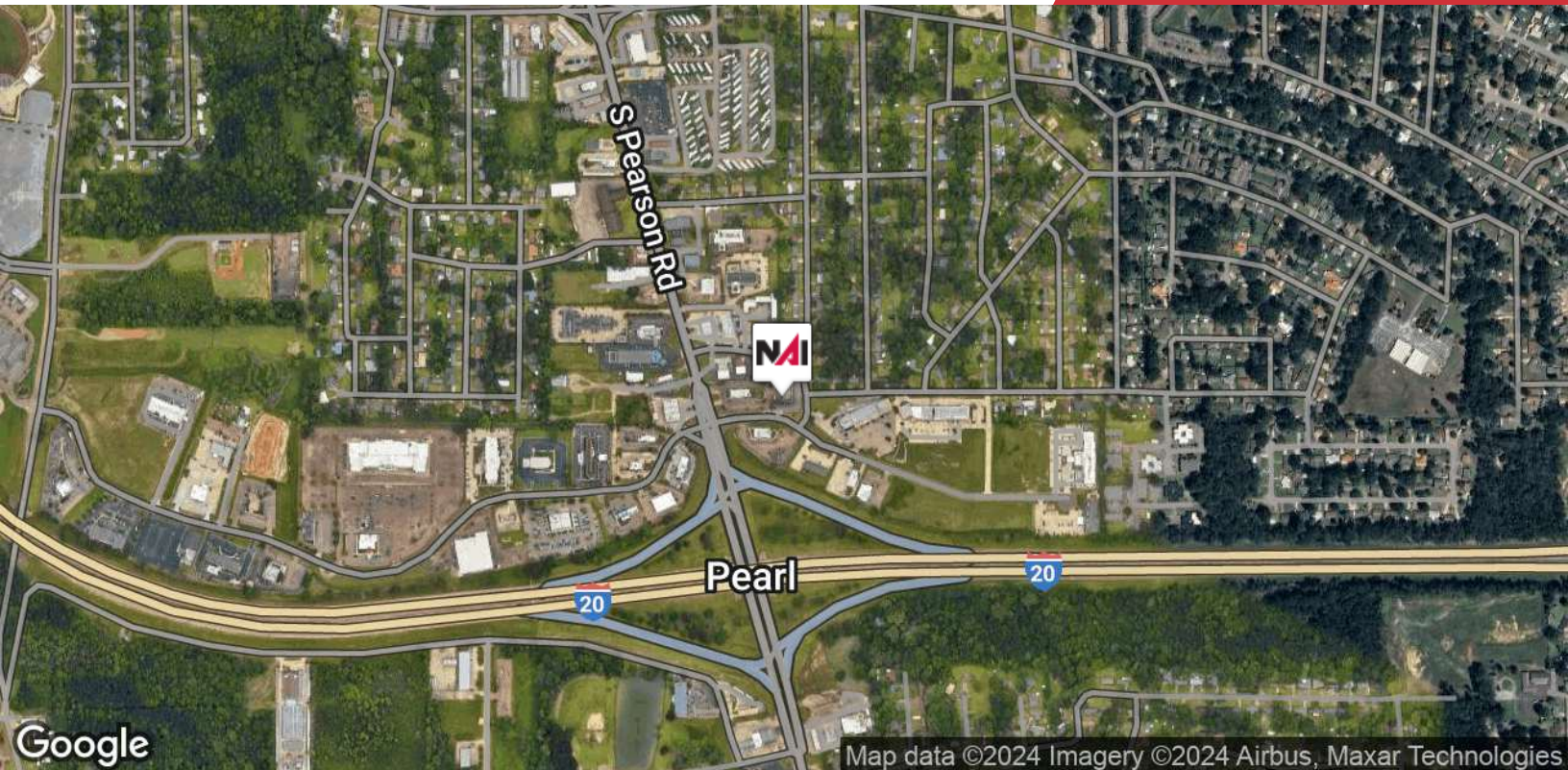
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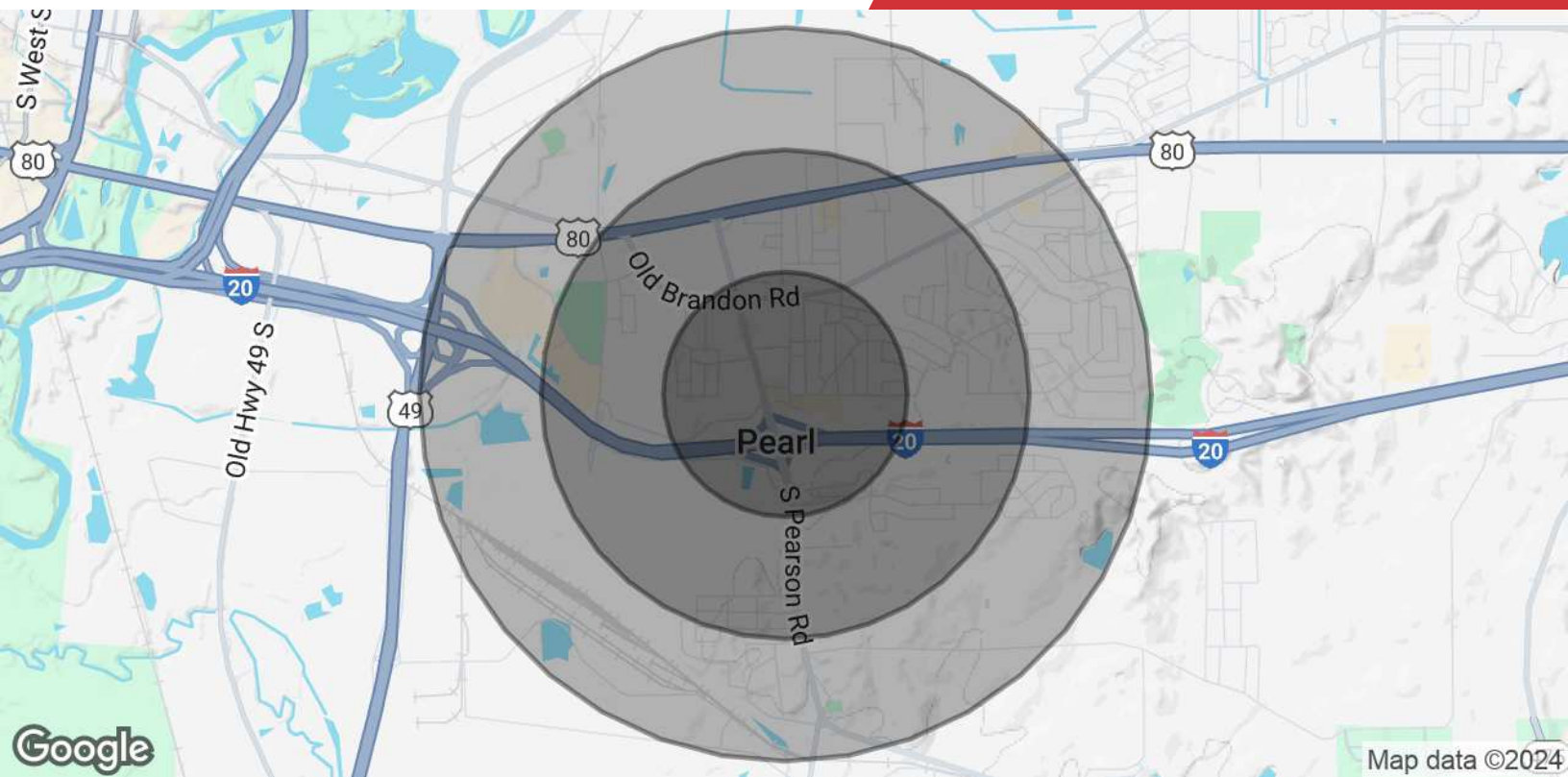
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,721	5,456	9,360
Average Age	36.4	37.3	36.8
Average Age (Male)	25.5	31.1	34.6
Average Age (Female)	41.3	41.3	38.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	804	2,688	4,378
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$41,576	\$46,212	\$49,640
Average House Value	\$101,758	\$103,735	\$102,952

2020 American Community Survey (ACS)