

+/- 1,900 SF RESTAURANT BUILDING FOR SALE

403 US 412 HWY

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Prime investment opportunity along US-412 Highway in Siloam Springs! This Turn-key restaurant space with a long-term tenant in place features +/- 1,900 SF on a +/- 0.40 acre lot. Equipped with a 12' vent hood, a 6' x 12' walk-in cooler, and all necessary furniture and equipment (excluding the POS machine), booth and table seating, 2 restrooms, and several storage closets. The tenant operates under a modified gross lease structure, providing stable income for the new owner. Located on the high-traffic US-412, which sees approx. 29,000 VPD, this property offers excellent visibility and accessibility. It sits directly across from Schlotzsky's, approx. 2.3 miles from Walmart Supercenter, and only 0.5 miles from Harp's Food Stores. This well-positioned, fully equipped restaurant space is ideal for investors looking to capitalize on a thriving location in a growing area.

PROPERTY HIGHLIGHTS

- +/- 1,905 SF Restaurant Building
- Long-Term Tenant Already in Place
- High Visibility and Easy Access from US 412 Highway
- 0.5 Miles from Harp's and approx. 2.3 miles from Walmart
- All equipment (except for POS machine) is included

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$749,999 |
| Lot Size: | 0.4 Acres |
| Building Size: | 1,905 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,297 | 7,197 | 9,115 |
| Total Population | 6,527 | 20,754 | 26,114 |
| Average HH Income | \$66,090 | \$80,595 | \$81,089 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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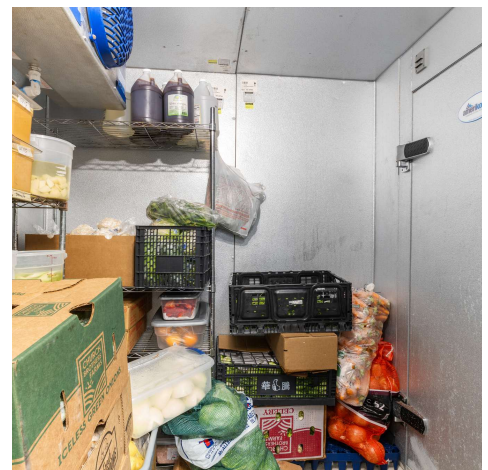
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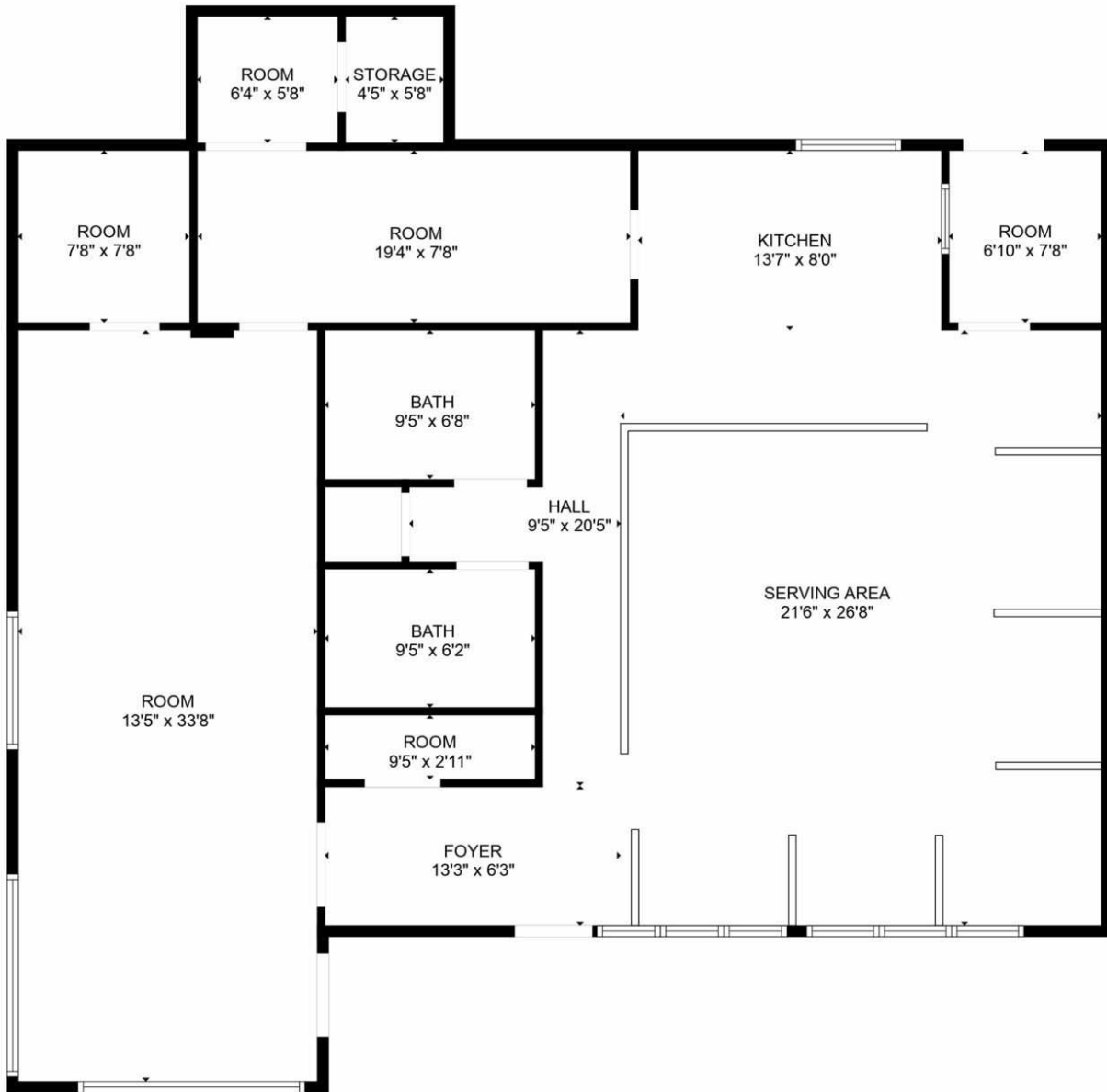
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+/- 1,905 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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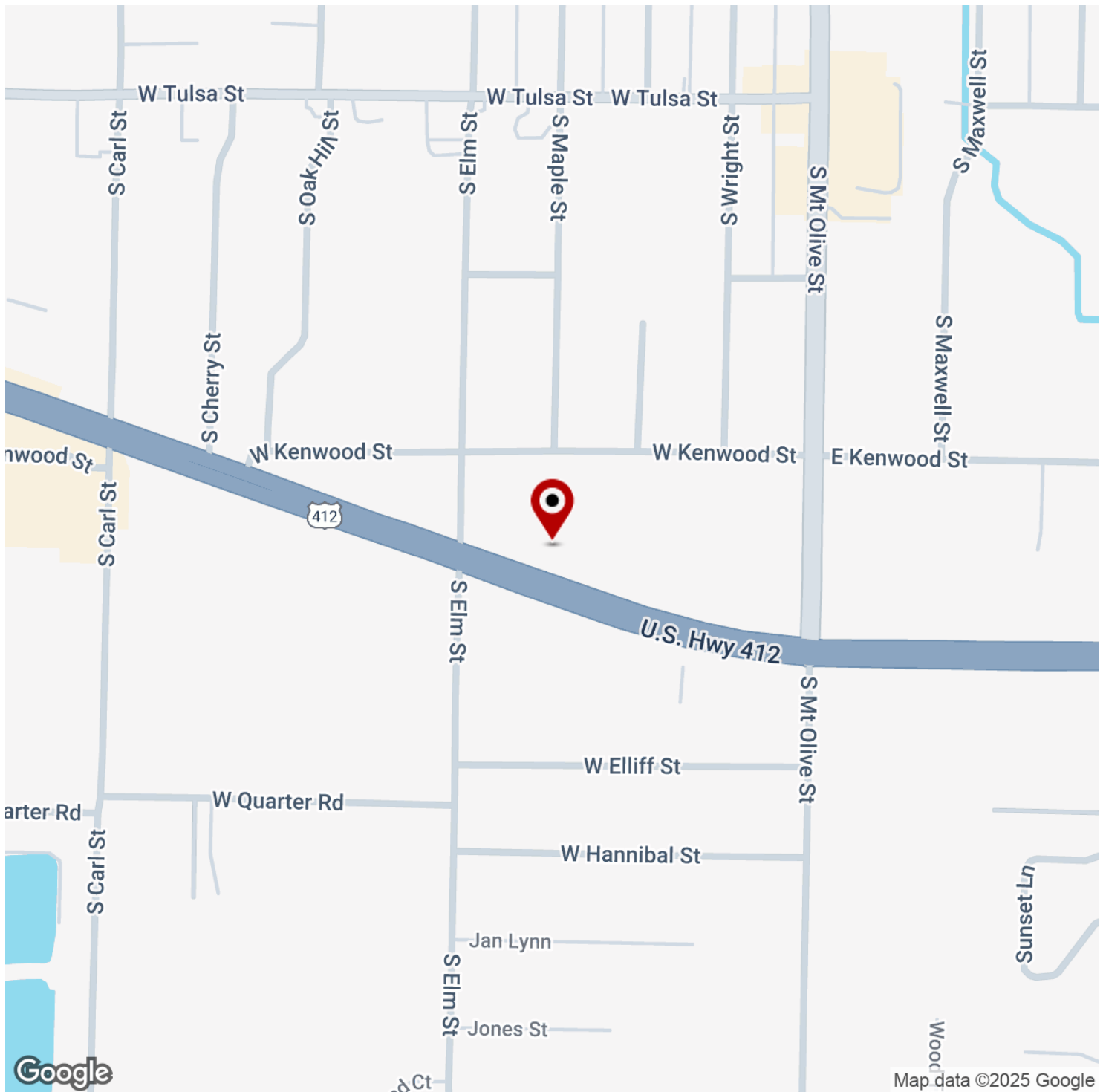
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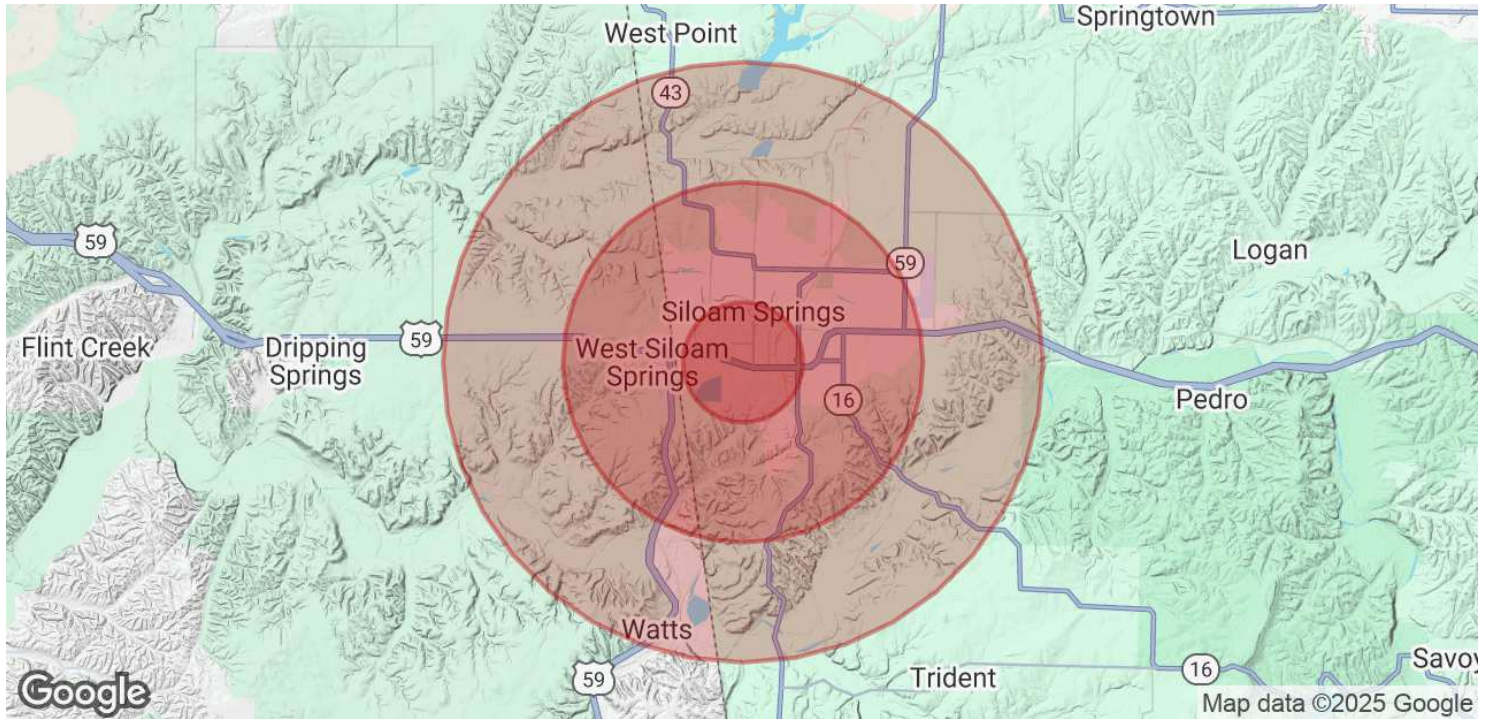
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 6,527 | 20,754 | 26,114 |
| Average Age | 36 | 36 | 37 |
| Average Age (Male) | 35 | 35 | 35 |
| Average Age (Female) | 37 | 37 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 2,297 | 7,197 | 9,115 |
| # of Persons per HH | 2.8 | 2.9 | 2.9 |
| Average HH Income | \$66,090 | \$80,595 | \$81,089 |
| Average House Value | \$234,489 | \$281,042 | \$300,870 |

Demographics data derived from AlphaMap

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