



RETAIL PROPERTY FOR LEASE

IHOP Searcy

3513 E RACE AVE
SEARCY, AR 72143



OFFERING SUMMARY

Building SqFt	5,050 SqFt
Year Built	2006
Lot Size (acres)	0.85
Parcel ID	016-09916-002-A
Zoning Type	Commercial
County	White
Tax Amount	\$7,009.85

PROPERTY OVERVIEW

This property is situated in the prime retail corridor of Searcy, often referred to as "Restaurant Row" due to the high density of national dining chains.

Walmart Outparcel: The site is strategically positioned as a pad site to a high-volume Walmart Supercenter and Lowe's Home Improvement, ensuring a constant flow of daily traffic. National Tenant Neighbors: Surrounded by major retailers and restaurants, including Chick-fil-A, McDonald's, Domino's, Planet Fitness, Chili's, and Unity Health facilities.

PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Ample parking available with over 60 parking spaces for shoppers and employees.
- Multiple Ingress/Egress Points.
- Heavy Traffic Corner Location With Abundant Shared Parking.
- One of the fastest growing cities in AR.
- Located on Race Ave, a major thoroughfare and premier location in the submarket.



Dalrymple Commercial
1560 W BEEBE CAPPS EXPY STE A
Searcy, AR 72143
Office: 501.268.2445
www.dcommercial.com

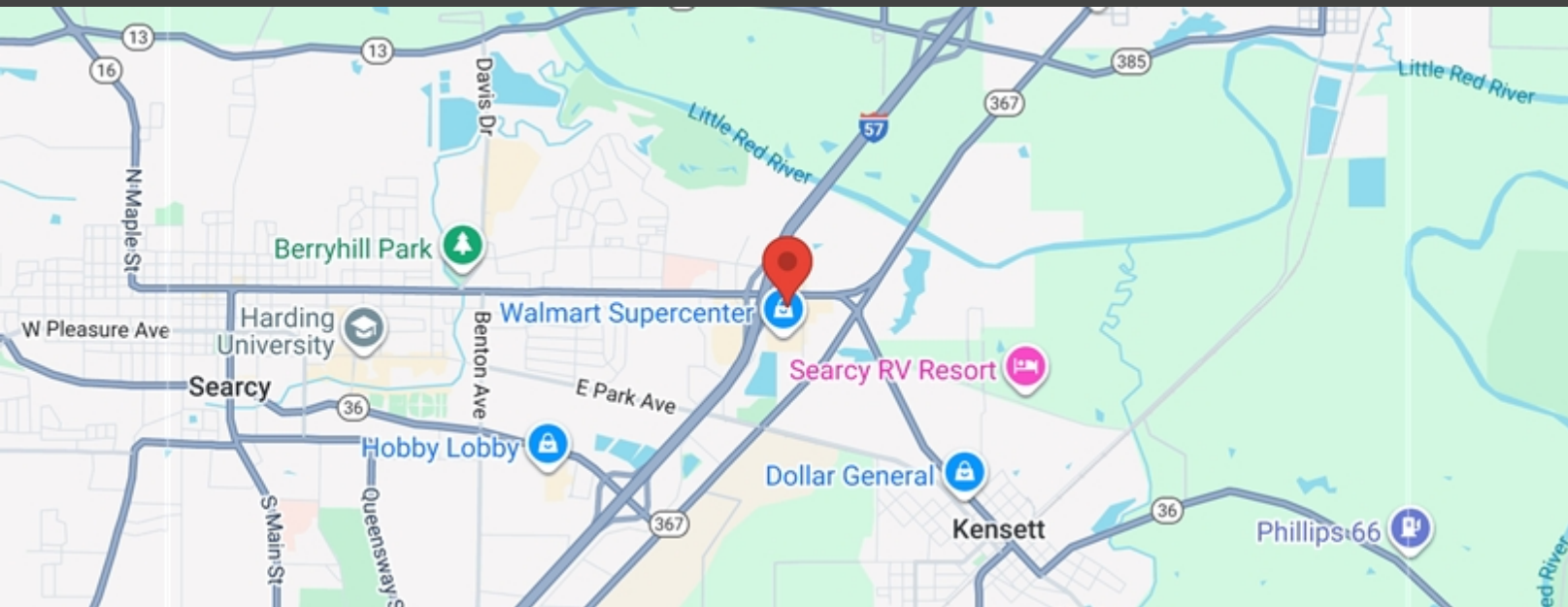
Jose Colunga
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,826	12,643	26,472
2010 Population	2,214	14,180	30,222
2025 Population	2,489	12,881	29,385
2030 Population	2,472	12,883	29,292
2025-2030 Growth Rate	-0.14 %	0 %	-0.06 %
2025 Daytime Population	7,823	25,231	38,299

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	188	852	1,597
\$15000-24999	178	839	1,561
\$25000-34999	126	543	1,072
\$35000-49999	190	717	1,659
\$50000-74999	154	527	1,463
\$75000-99999	88	379	1,197
\$100000-149999	190	698	2,098
\$150000-199999	46	169	446
\$200000 or greater	77	209	493
Median HH Income	\$ 45,502	\$ 39,149	\$ 48,775
Average HH Income	\$ 79,131	\$ 67,393	\$ 73,749

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	864	4,295	9,711
2010 Total Households	1,084	4,921	11,364
2025 Total Households	1,236	4,932	11,586
2030 Total Households	1,243	4,984	11,675
2025 Average Household Size	1.92	2.24	2.36
2025 Owner Occupied Housing	690	2,365	6,758
2030 Owner Occupied Housing	693	2,410	6,837
2025 Renter Occupied Housing	546	2,567	4,828
2030 Renter Occupied Housing	550	2,575	4,838
2025 Vacant Housing	112	822	1,456
2025 Total Housing	1,348	5,754	13,042



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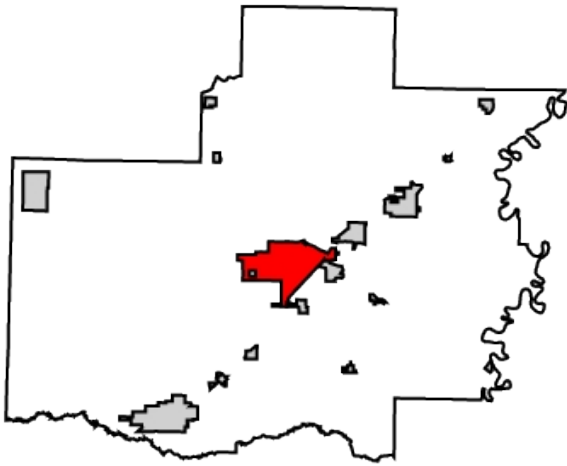
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ABOUT SEARCY

Searcy (SUR-see) is the largest city in and the county seat of White County, Arkansas, United States. According to 2024 Census Bureau estimates, the population of the city is 23,997. It is the principal city of the Searcy, AR Micropolitan Statistical Area, which encompasses all of White County. Named as one of the fastest-growing Cities in Arkansas!



CITY OF SEARCY

County White

AREA

City 23,997

POPULATION



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