

**+/- 3,552 SF OF RESTAURANT RETAIL FOR LEASE**

# 7253 SUNSET AVE

Springdale, AR 72762



## PROPERTY DESCRIPTION

+/- 4,600 SF of total usable space (interior, mezzanine and patio), once used as a bar, with an occupant load of 181 persons. This space has it's own 500 gallon grease trap and pad site for a walk in cooler. There is a kitchen full bar, seating area, and +/-780 sf mezzanine for additional seating. There is also a patio (900 SF Ft - 30x30) in the front of the space. Possibility to extend the building to make a kitchen space with room out back (behind the building) to expand, if needed. In addition, for the right tenant and lease agreement, the landlord may share or provide cost for a new vent hood system, walk in cooler, and generous Tenant improvement allowance. In addition to lease rate, there is a \$4.95 psf NNN and \$250 per month for water/trash charges. Current two front doors and two back doors.

## PROPERTY HIGHLIGHTS

- +/- 3,552 SF of space
- 500 Gallon Grease Trap
- \$4.95psf NNN and \$250 per month for water
- Patio seating out front

## OFFERING SUMMARY

Lease Rate:	24.00 SF/yr (NNN)
Available SF:	3,552 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
Total Population	2,560	18,658	64,373
Average HH Income	\$118,283	\$94,663	\$77,876

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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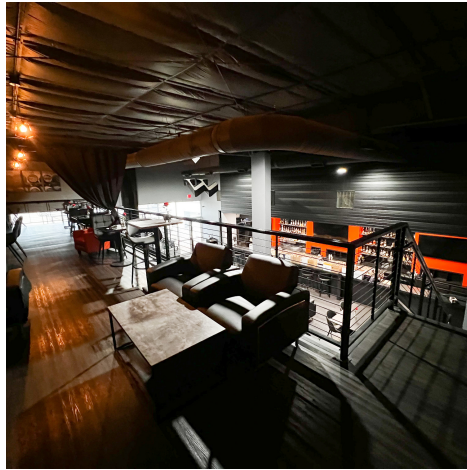
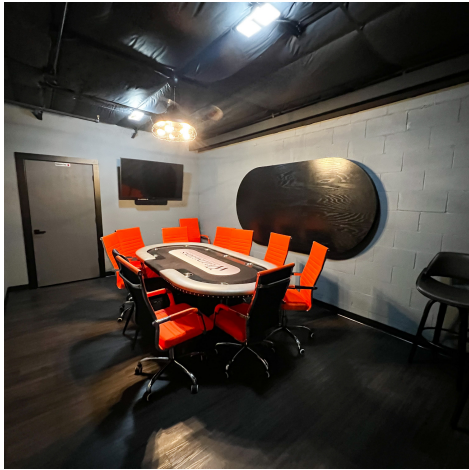
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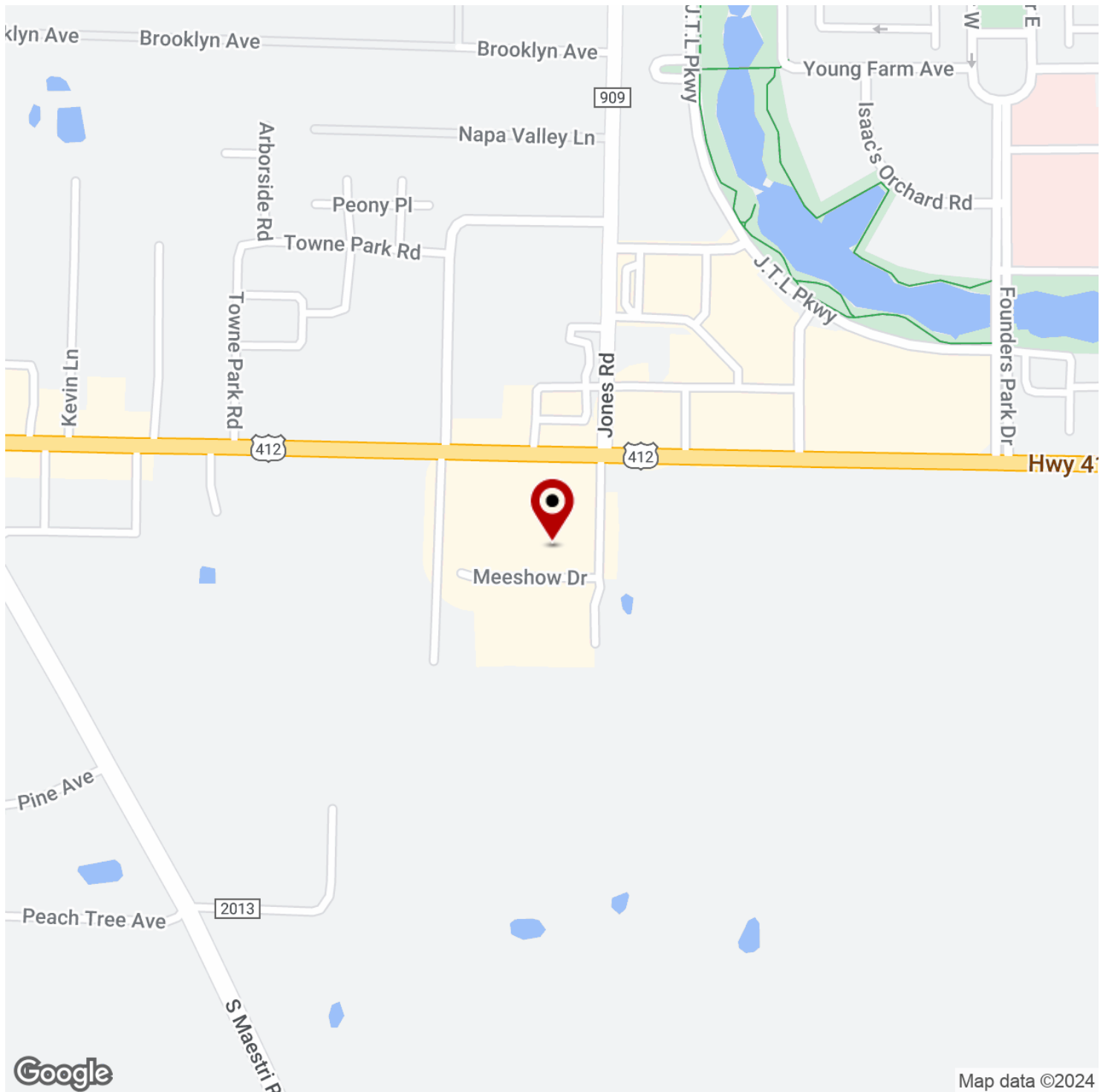
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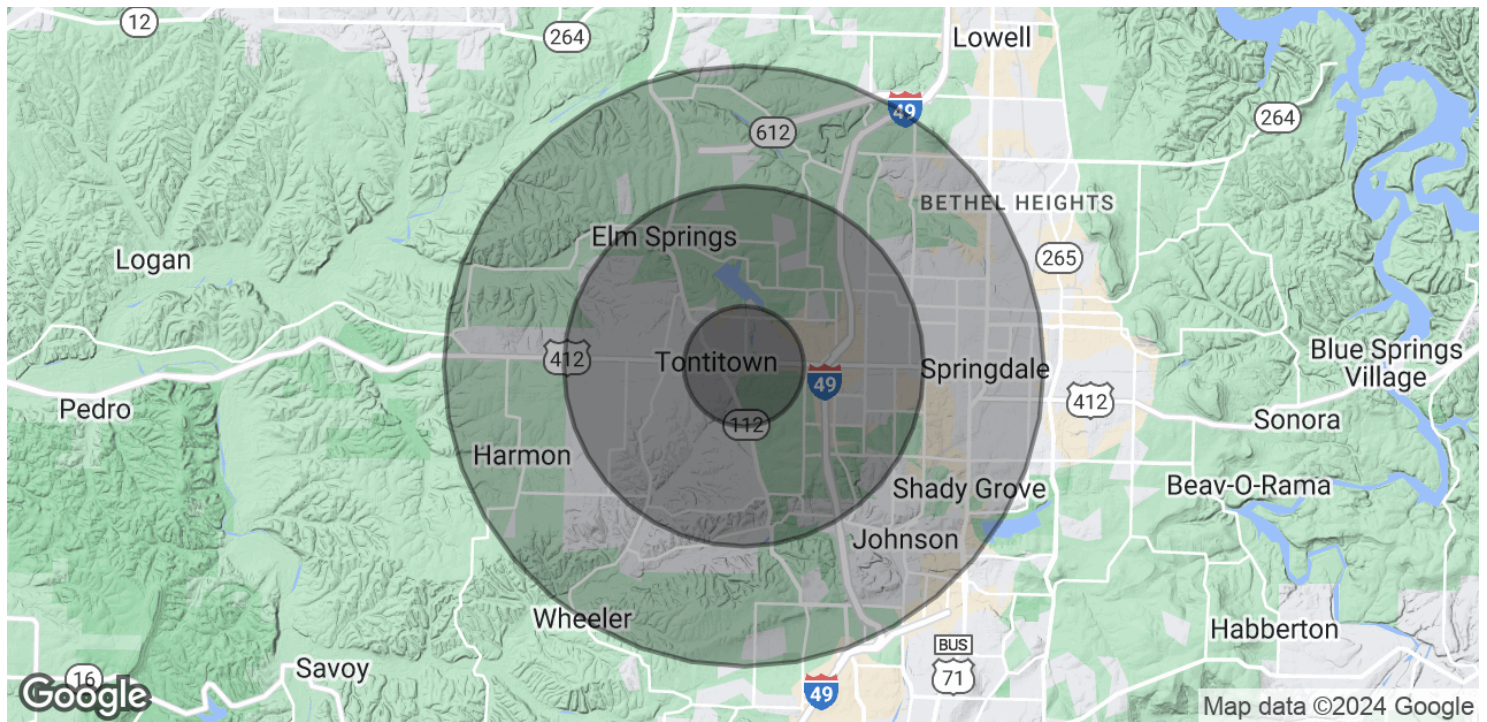
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,283	\$94,663	\$77,876
Average House Value	\$643,659	\$304,973	\$256,726

2020 American Community Survey (ACS)

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