

For Sale

Retail

13,650 SF



## Former Western Sizzlin'

1700 Holiday Dr  
Hope, Arkansas 71801

### Property Highlights

- Located next to Interstate-30
- GREAT visibility
- GREAT traffic counts

### Property Description

A full service restaurant with banquet room;

Neighbors Best Western & EZ Mart gas station and is across the street from Walmart Supercenter;

Restaurant offers 13,650 sf of space on a 1.64 acre lot.

Nearby businesses include Walmart Supercenter, Verizon Wireless, Holiday Inn Express, Wendy's/Exxon, McDonald's, and Burger King.

### OFFERING SUMMARY

<b>Sale Price</b>	\$799,000
<b>Lot Size</b>	1.64 Acres
<b>Building Size</b>	13,650 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	961	\$40,541
<b>10 Miles</b>	17,346	\$42,323
<b>30 Miles</b>	76,081	\$48,197

For more information

**Jerry Brewer**

O: 903 793 2666  
jerry@amreal.com

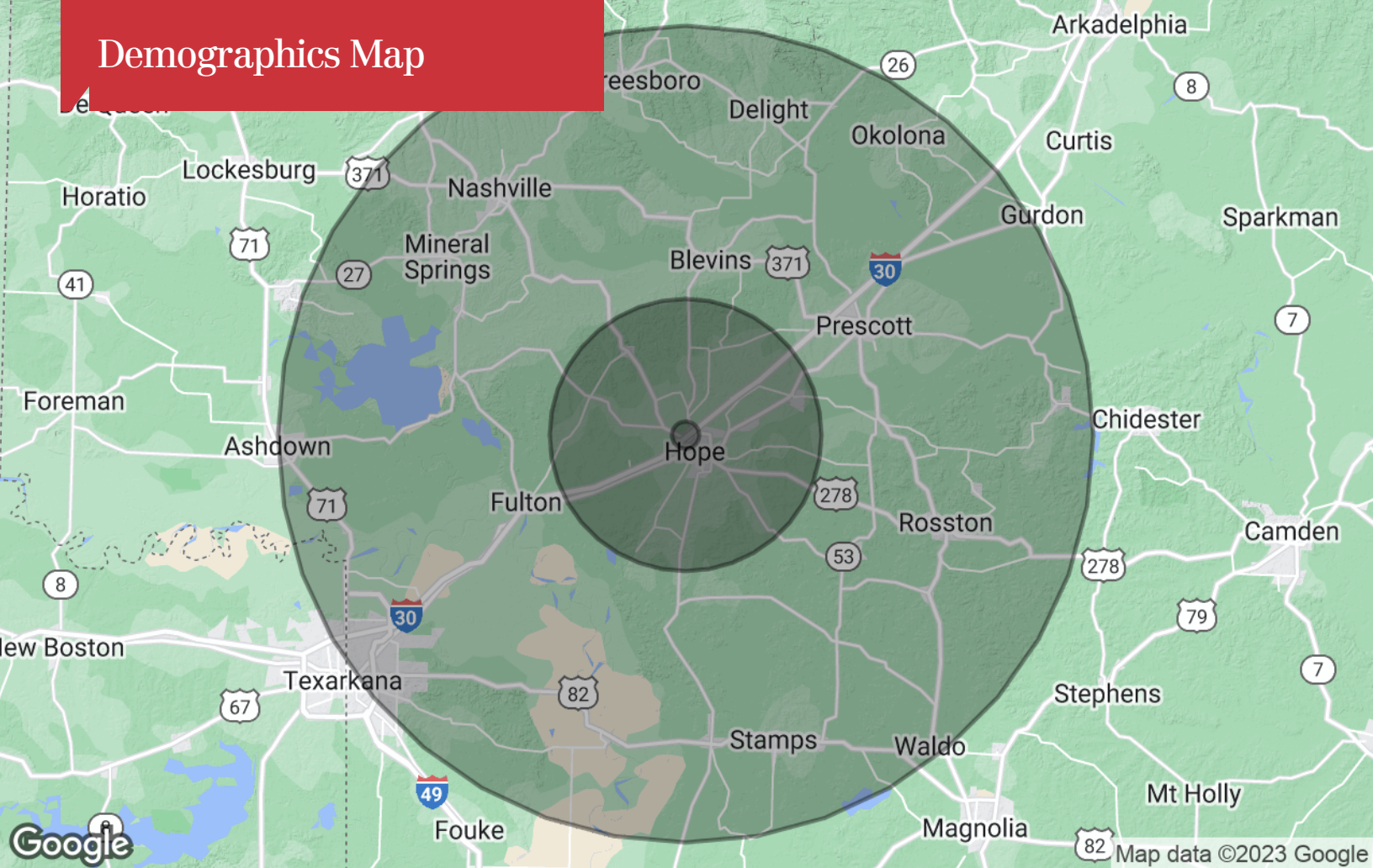
## Additional Photos



## Location Maps



# Demographics Map



## Population

	1 Mile	10 Miles	30 Miles
TOTAL POPULATION	961	17,346	76,081
MEDIAN AGE	30.1	34.1	38.6
MEDIAN AGE (MALE)	26.9	32.6	36.5
MEDIAN AGE (FEMALE)	32.4	34.9	40.1

## Households & Income

	1 Mile	10 Miles	30 Miles
TOTAL HOUSEHOLDS	346	6,501	29,374
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$40,541	\$42,323	\$48,197
AVERAGE HOUSE VALUE	\$62,822	\$91,901	\$106,343

## Race

	1 Mile	10 Miles	30 Miles
% WHITE	45.0%	57.0%	70.2%
% BLACK	42.2%	38.1%	26.7%
% ASIAN	0.0%	0.0%	0.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	3.4%	1.1%	0.4%
% OTHER	9.5%	3.8%	2.4%

## Ethnicity

	1 Mile	10 Miles	30 Miles
% HISPANIC	24.6%	15.0%	6.2%

\* Demographic data derived from 2020 ACS - US Census



# Retailer Map



Map data ©2021