

For Sale
Retail



Restaurant Franchise

Now available in Arkadelphia, Arkansas and serving a 19+ county area!

Property Description

Local pizza & wings restaurant, FULLY equipped and recently remodeled.

Located 1.6 miles from Henderson State University & 2 miles from Ouachita Baptist University.

Neighboring businesses include Stage, Subway, Burger King, and Dunkin Donuts.

AMAZING opportunity with management in place and an established customer base.

PLEASE NOTE: THIS IS A FRANCHISE FOR LEASE AND DOES NOT INCLUDE REAL ESTATE.

OFFERING SUMMARY

Sale Price	\$159,000
Territory Price	\$300,000
Total Floor Area	2,283 sf
Lot Size	0.37 acres

For more information

Jerry Brewer

O: 903 793 2666
jerry@amreal.com

For Sale

Big Cheese Pizza



Property Features

63 seats;

Drive-thru;

Online ordering;

5 soft-serve machines with 15 flavors & over 30 toppings(self serve);

Location Overview

Located in Arkadelphia, Arkansas;

Restaurant is only 0.5 miles from Interstate-30;

Traffic count adds up to 16,000 vehicles per day;

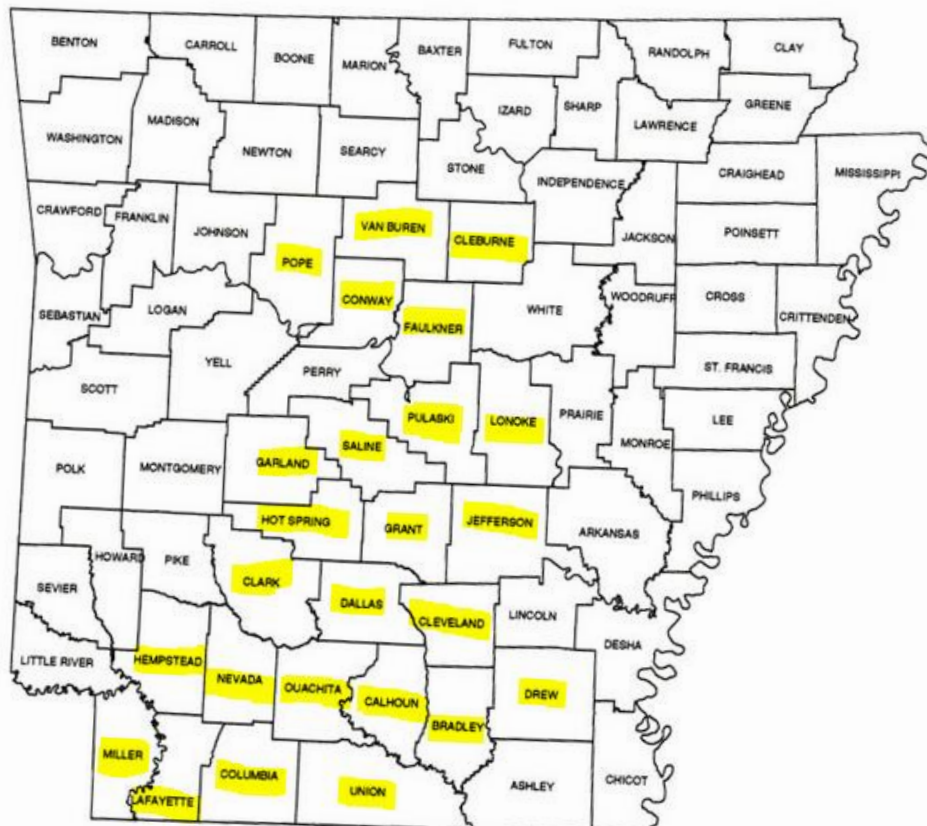
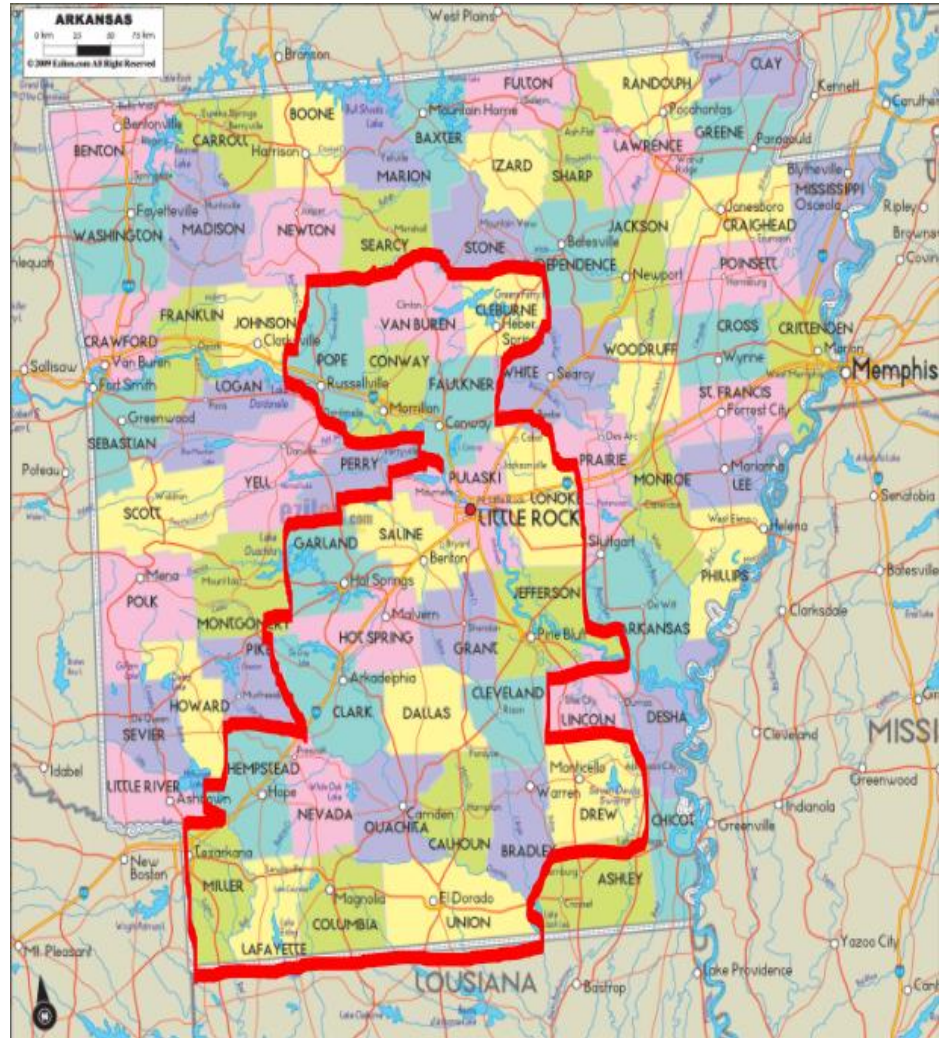
Additional Photos



Additional Photos



<u>County</u>	<u>Population</u>	<u># of Potential Stores</u>	
Bradley	11,094	1	
Calhoun	5,229	0	
Clark	22,995	1	Existing Store
Cleburne	25,467	1	
Cleveland	8,311	0	
Columbia	24,114	1	
Conway	21,019	1	
Dallas	7,604	0	
Drew	18,778	1	
Faulkner	121,552	2	
Garland	97,177	2	
Grant	18,102	1	
Hempstead	22,084	1	
Hot Spring	33,426	1	
Jefferson	71,565	1	
Lafayette	6,996	0	
Lonoke	71,645	1	
Miller	43,908	1	
Nevada	8,558	0	
Ouachita	24,358	1	
Pope	63,000	1	
Pulaski	392,000	10	
Saline	117,460	2	
Union	40,144	1	
Van Buren	75,000	1	
		32	

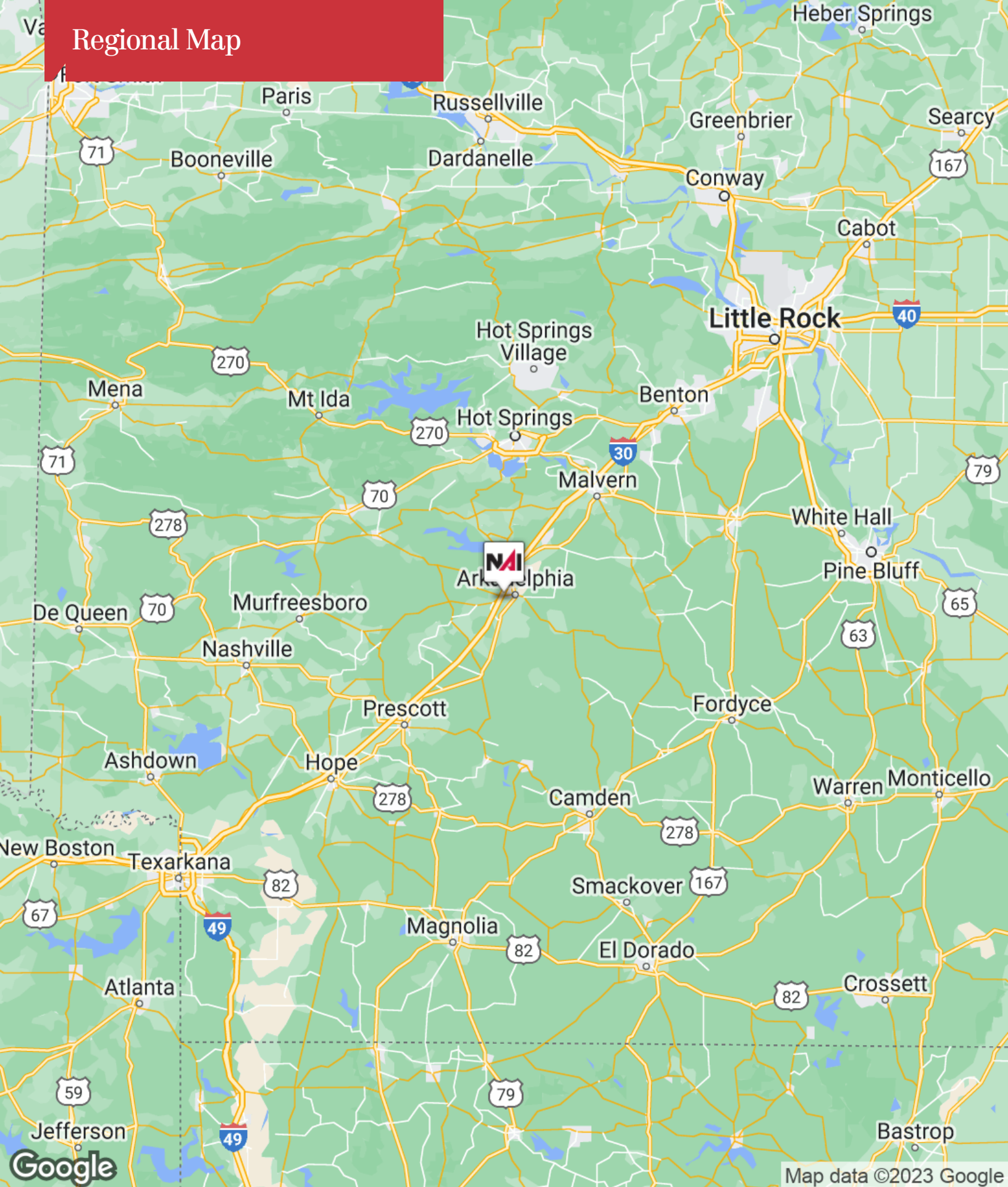


Neighboring Businesses



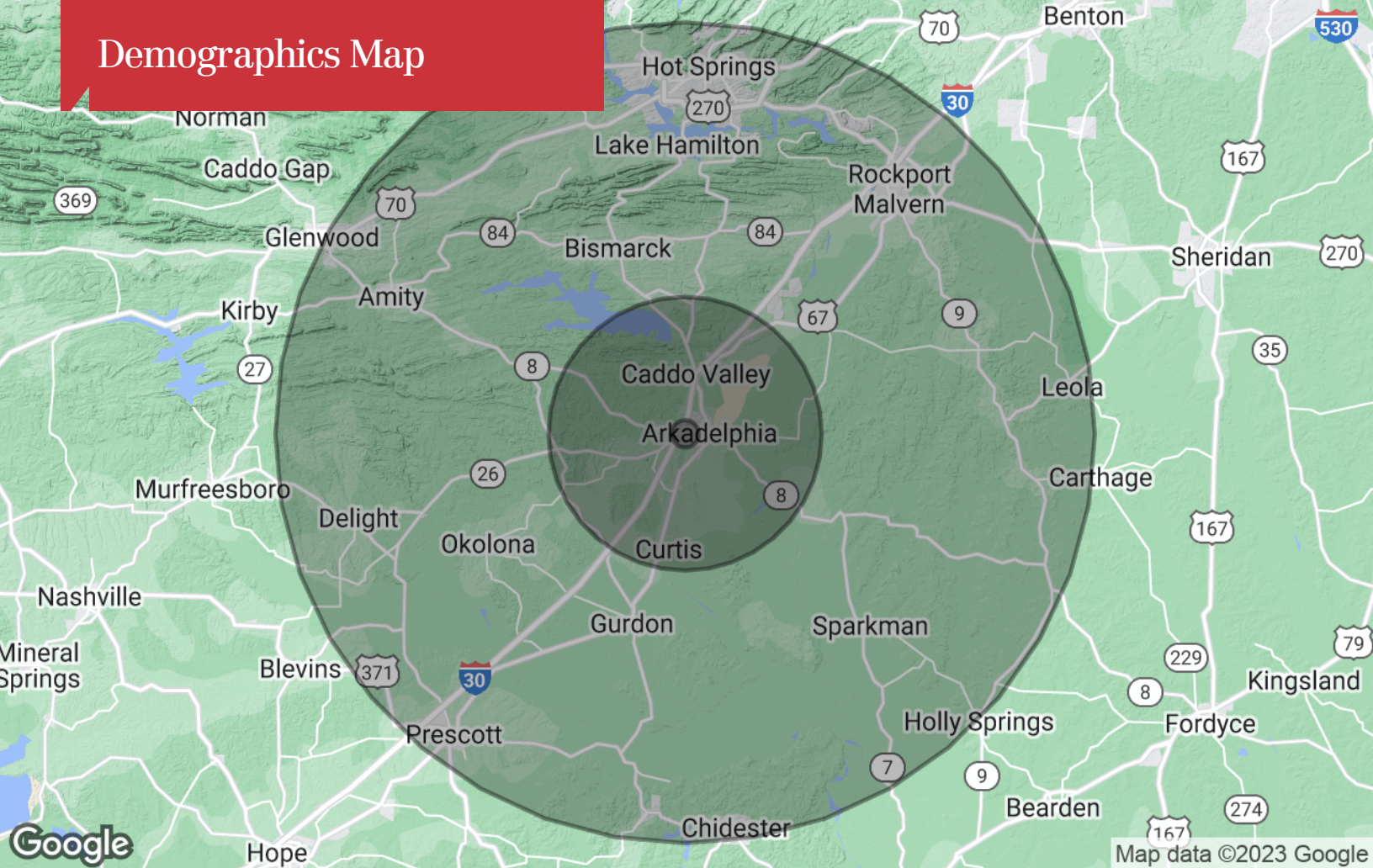
Map
data
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Regional Map



Map data ©2023 Google

Demographics Map



Population

	1 Mile	10 Miles	30 Miles
TOTAL POPULATION	6	4,161	38,496
MEDIAN AGE	67.2	39.4	41.3
MEDIAN AGE (MALE)	65.0	37.6	39.8
MEDIAN AGE (FEMALE)	69.8	41.4	42.4

Households & Income

	1 Mile	10 Miles	30 Miles
TOTAL HOUSEHOLDS	3	1,602	14,395
# OF PERSONS PER HH	2.0	2.6	2.7
AVERAGE HH INCOME	\$63,380	\$47,780	\$71,060
AVERAGE HOUSE VALUE		\$170,760	\$175,353

Race

	1 Mile	10 Miles	30 Miles
% WHITE	100.0%	93.6%	92.5%
% BLACK	0.0%	0.5%	2.2%
% ASIAN	0.0%	0.4%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	0.0%	5.2%	3.5%

Ethnicity

	1 Mile	10 Miles	30 Miles
% HISPANIC	0.0%	33.1%	17.4%

* Demographic data derived from 2020 ACS - US Census