

FOR LEASE OR SALE

Restaurant with Drive-Thru

1111 N HWY 65 | Harrison, AR

Lease Rate:

$40.00 PSF NNN

Sale Price:

Negotiable

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Former restaurant with infrastructure for QSR or potential financial use

Features

- 4,005 SF second-generation restaurant on 1.15 acres
- Recently remodeled, excellent condition
- Very high barrier-to-entry trade area
- Drive-thru lane wraps building with menu board
- Glass-enclosed dining area and fenced patio
- FF&E available per separate agreement
- 25,373 VPD on Hwy 65
- Two access points and existing pylon sign on Hwy 65

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1.15 ACRES | DRIVE-THRU SITE

Site Layout and Access




Glass-enclosed dining area


Menu board & order point



Main entrance and street-facing facade

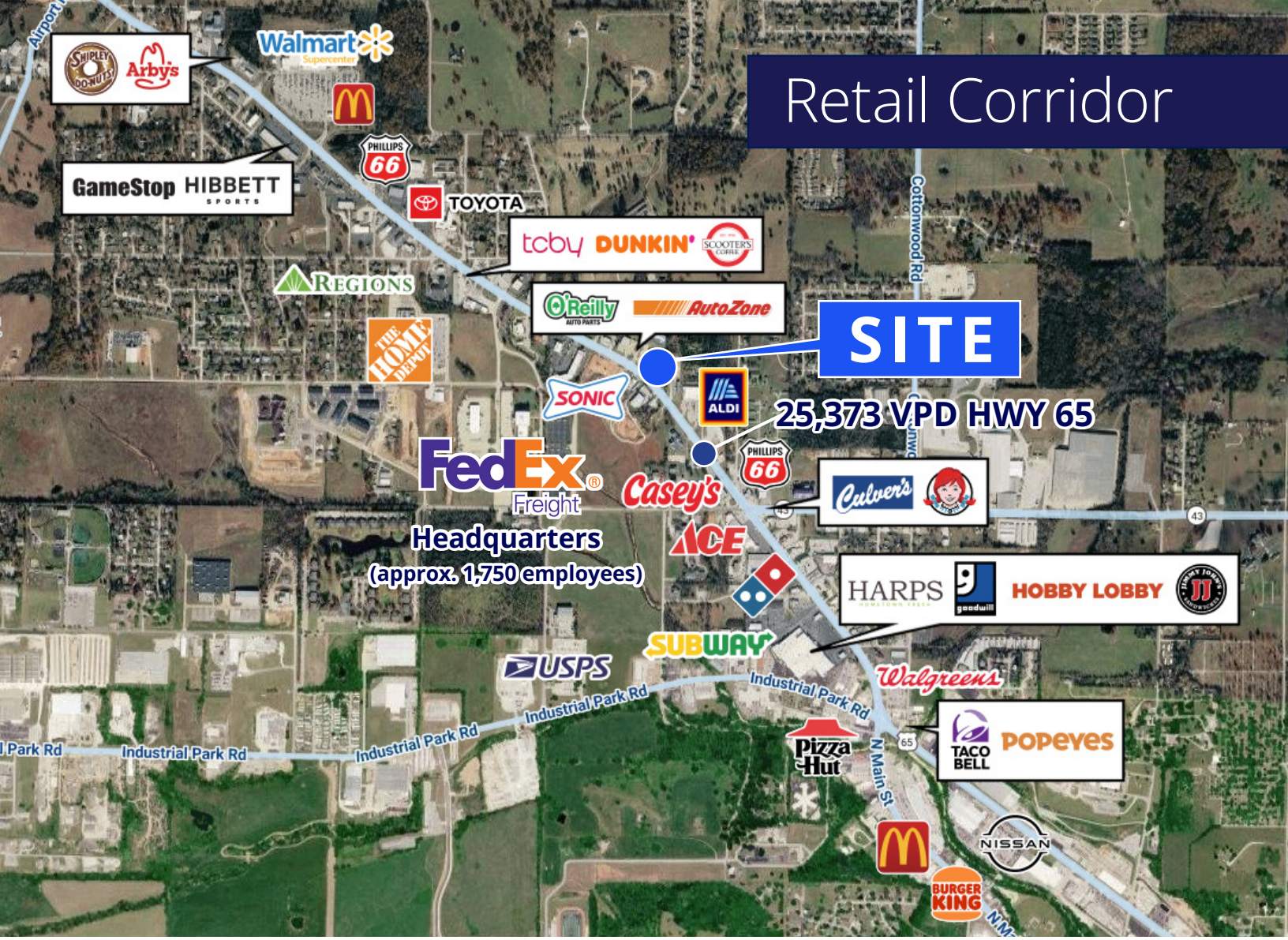
Ready for New User

Built for QSR

- Existing drive-thru lane and menu board
- Second-generation restaurant infrastructure
- Dining room and fenced patio seating

Adaptable for Banks and Credit Unions

- Drive-thru lane suited for teller or ATM service
- Hwy 65 frontage with existing pylon sign
- Surface parking with ADA spaces



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Demographics	1 Mile	3 Miles	5 Miles
Population 2026	3,074	14,388	19,965
Projected Population 2031	3,439	14,875	20,487
Average HH Income 2026	$70,935	$71,102	$73,654
Projected Average HH Income 2031	$77,833	$78,804	$81,584
Households 2026	1,485	6,371	8,731

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