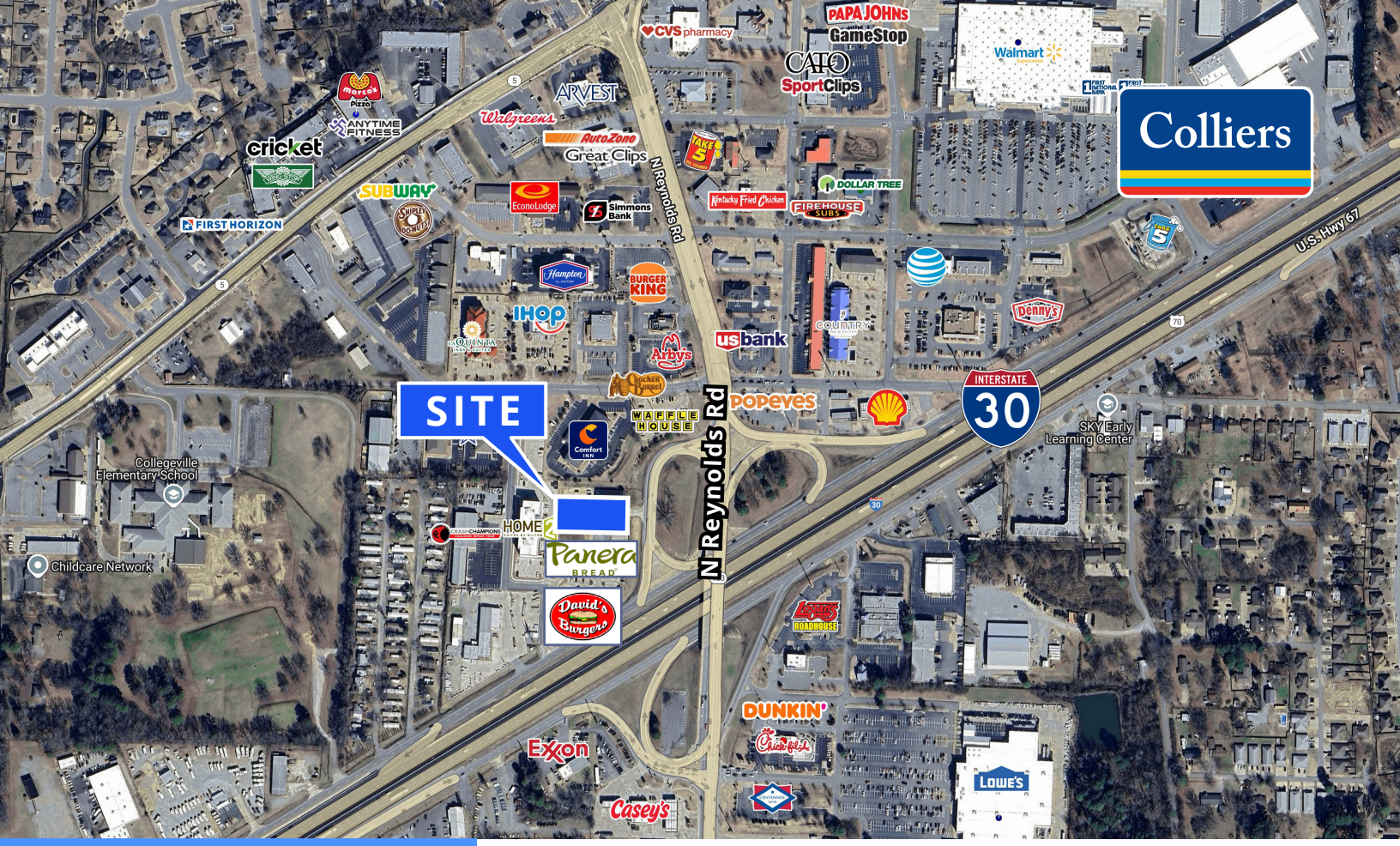


Asking Price:

$920,000

Ground Lease:

$77,500

Annually

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FOR SALE

I-30 Frontage Road

Bryant, AR

Next to David's Burgers & Future Panera Bread

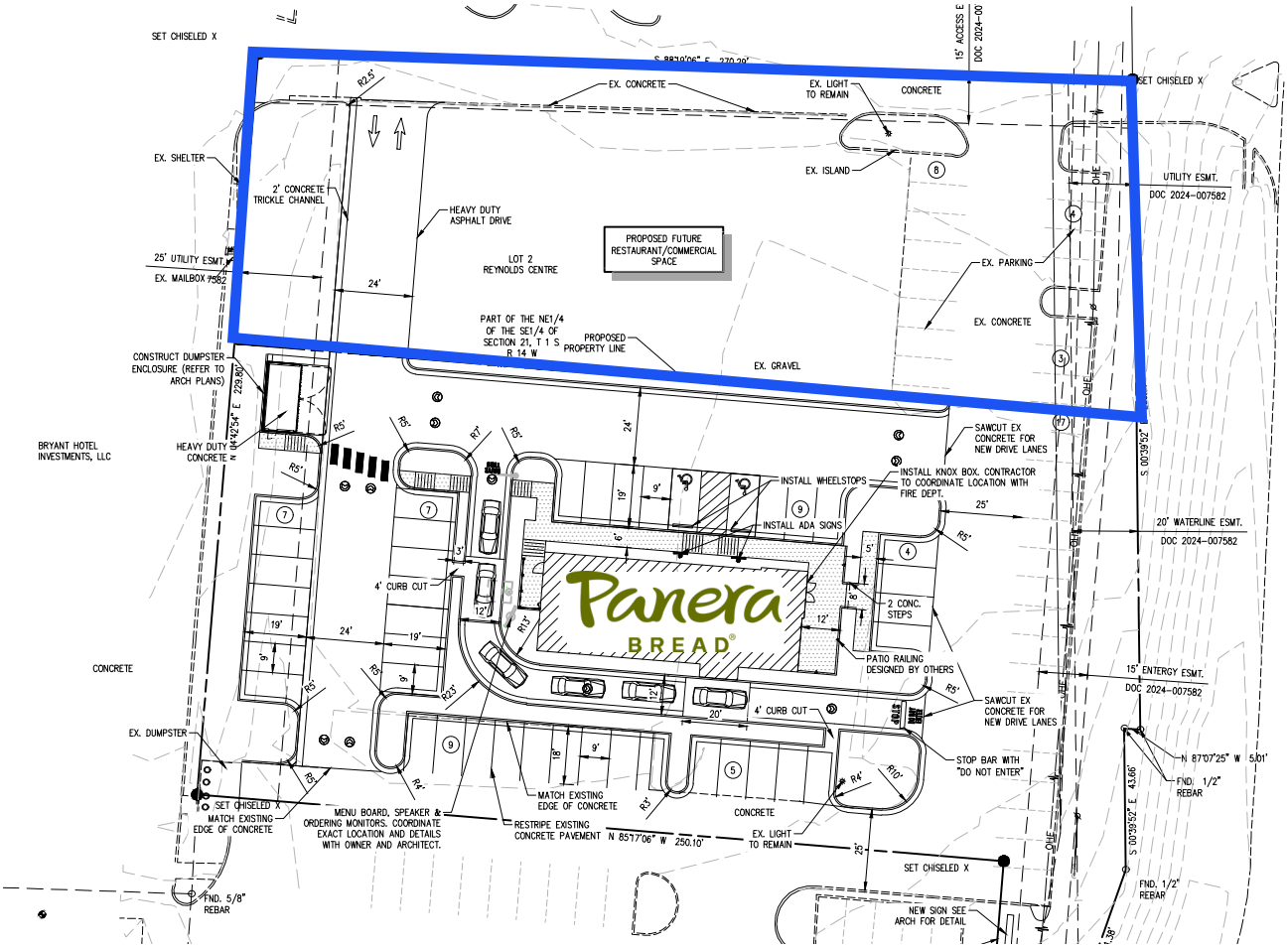
Features

- Lot size: Approximately 0.8 acres
- Sale price: $920,000
- Ground lease: $77,500/annually, absolute net
- Build-to-suit available
- Site delivered building pad ready with parking lot
- Freestanding building with drive-through available
- Incredible visibility with cross-access to traffic light, Reynolds Road and I-30
- Billboard signage available
- Traffic counts: approximately 16,000 vehicles per day on I-30 Frontage Road, 82,000 vehicles per day on I-30, and 33,000 vehicles per day on N. Reynolds Road

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FOR SALE

Site Plan



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Area Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	5,918	31,555	65,505
Total Households	2,366	12,775	25,988
Average Household Income	$114,843	$102,158	$100,659

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