QSR DRIVE-THRU OPPORTUNITY

Marcus & Millichap
DUONG INVESTMENT GROUP

401 NW 4TH STREET, WALNUT RIDGE, AR 72476



INVESTMENT OVERVIEW

Investment Highlights

Vacant Drive-Thru Retail Opportunity Offering Immediate Owner/User Flexibility, Lease-Up Potential, or Repositioning for QSR and Convenience-Oriented Retail Uses

Prominent Business Highway 67 Frontage Along an Established Commercial Corridor Featuring Walmart, Tractor Supply, McDonald's, Sonic and More

Accessible Retail Investment Opportunity Featuring an Existing Freestanding Building, Monument Signage, Two Points of Ingress/Egress, and Flexible Reuse Potential

Strategic Retail Location & Regional Demand Drivers

- Flexible Disposition — **Offered for Sale or Lease,** Providing Optionality for Both Investors and Owner-Users
- One-Mile from Beatles Park, Commemorating the Beatles' Historic 1964 Visit to Arkansas, and the Ridge Festival, **Attracting Approximately 10,000 Annual Visitors, Generating Tourism Activity and Additional Demand for Nearby Restaurants and Retailers**
- Nearby Walnut Ridge and Hoxie School Systems **Serve Approximately a Total of 1,900 Students,** Supporting Consistent Local Activity and Potential Demand for Quick-Service Dining
- Convenient Interstate 57 Connectivity and Approximately 25-Minute Access to Jonesboro, a Major Regional Commercial, Education, and Healthcare Hub
- Proximity to Lawrence Memorial Hospital, **One of Lawrence County's Largest Employers, and Walnut Ridge Regional Airport**

Strong Real Estate Fundamentals & Repositioning Potential

- Existing Drive-Thru Configuration Provides a Distinct Advantage for Prospective QSR Operators, Franchisees, and Convenience-Oriented Retail Concepts, Subject to Verification of Operational Functionality
- **Monument Signage Along Business Highway 67 Providing Strong Visibility**
- **Attractive Bite-Sized Acquisition Opportunity Offering** with a Generously Sized Parcel Offering
- **Excellent Parking Ratio** of 10.43:1,000 SF







INVESTMENT OVERVIEW

Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	QSR Drive-Thru Opportunity
Property Address	401 NW 4th Street Walnut Ridge, AR 72476
Assessor's Parcel Number	850-02011-000-C
Year Built	2017 (Renovated)
Gross Leasable Area (GLA)	±1,917 Square Feet
Lot Size	±0.63 Acres (±27,443 Square Feet)
Parking Ratio	10.43:1,000 SF

Pricing

Price	$575,000
Price/SF	$299.95

Property is Available for Sale or Lease. Contact Agent for more details



MARKET OVERVIEW

The City Of Walnut Ridge, AR

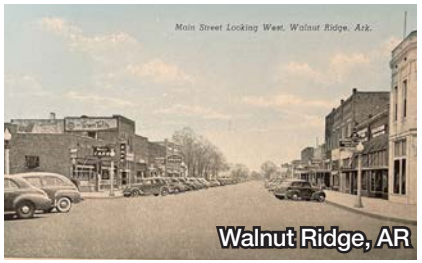
Walnut Ridge serves as a retail and service center for Lawrence County within the broader Northeast Arkansas regional economy. The market benefits from its proximity to Jonesboro, a major regional hub for healthcare, higher education, manufacturing, and commerce. Although Lawrence County is outside the officially designated Jonesboro Metropolitan Statistical Area, Walnut Ridge maintains access to the broader region's employment base, commercial activity, and consumer markets.

The Jonesboro MSA, comprising Craighead and Poinsett counties, supports a diversified economy anchored by healthcare, education, food processing, manufacturing, and distribution. Major institutions include Arkansas State University, St. Bernards Healthcare, and NEA Baptist Health System. Arkansas State University reported a $2.5 billion statewide economic impact for fiscal year 2022-2023, including approximately $480 million attributable to Jonesboro campus operations, student spending, and visitor expenditures. These economic anchors contribute to regional employment, workforce development, and consumer spending.

Regional accessibility continues to improve through the Interstate 57 corridor, which connects Walnut Ridge southward toward North Little Rock and is planned for further expansion north toward Missouri. U.S. Highway 412 provides additional east-west connectivity, while Walnut Ridge Regional Airport and the local Amtrak station support aviation and passenger rail access. This transportation network strengthens Walnut Ridge's position as a commercial service center for surrounding communities.

Local retail demand is supported by established neighborhoods, healthcare employment, education, and regional shopping activity. The established NW 4th Street commercial corridor, supported by national retailers and quick-service restaurants, provides a recognizable setting for convenience-oriented retail and drive-thru operations.





Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	$66,250	$63,722	$62,792
Average Household Retail Expenditure	$54,689	$52,780	$52,236
2025 Daytime Population	4,346	7,422	8,511
Population			
2030 Population	4,314	7,686	8,751
2025 Population	4,213	7,522	8,574
2020 Population	4,104	7,278	8,316
Households			
2030 Households	1,877	3,267	3,559
2025 Households	4,213	7,522	8,574
2010 Households	1,706	2,970	3,243

Nearby Attractions **Proximity to Subject Property

Beatles Park



Guitar Walk @ Cavenaugh

Walnut Ridge Regional Airport



William's Baptist University



Jonesburo, AR



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