



Land & Building

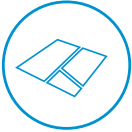
For Sale or Ground Lease

1222 S. Rogers Street, Clarksville | AR

Former Wendy's restaurant located directly off Interstate 40 on Rogers Street in Clarksville, AR. The highly visible property is available For Sale or Ground Lease. The location affords excellent access and visibility to Interstate 40 and is a prime location for a new retail/commercial development in Clarksville. The 0.97 acre site is currently improved with a 3,207 SF former Wendy's restaurant with drive-thru and is adjacent to a new McDonald's development.



FEATURES



+/- 0.97 Acres



Zoned Commercial



I-40 Traffic Count 53,000 VPD (2016)

\$595,000
\$14.32 PSF Land

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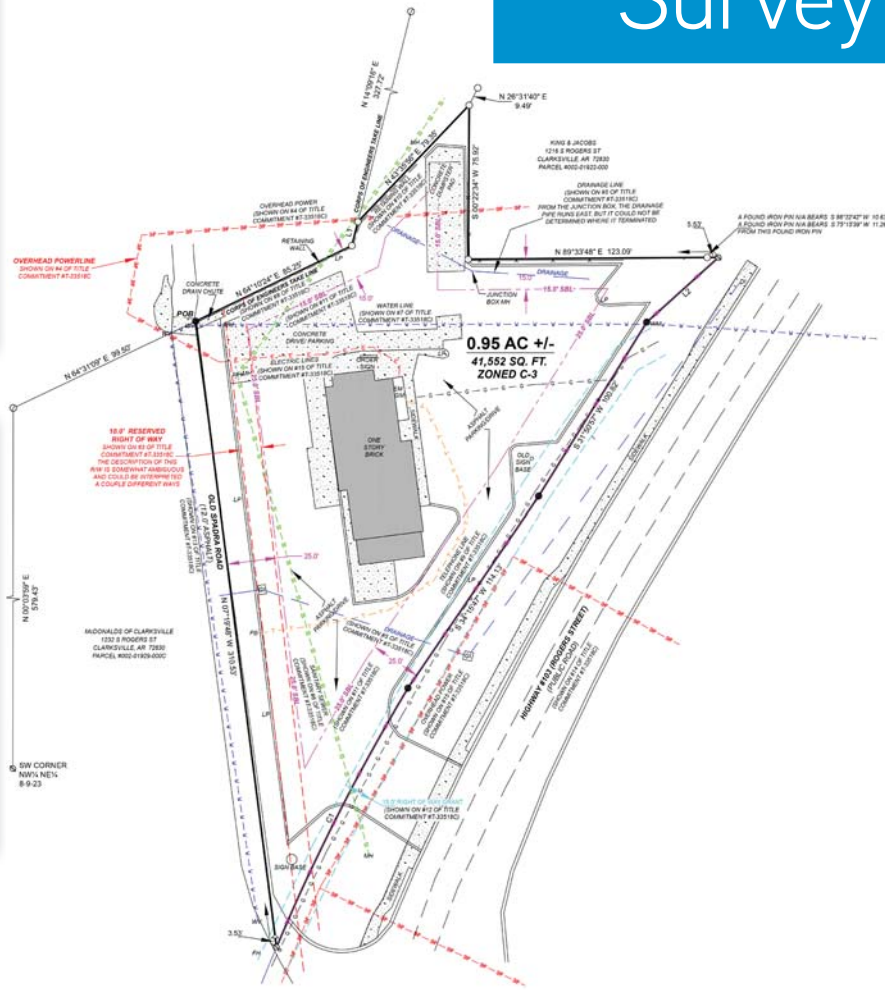
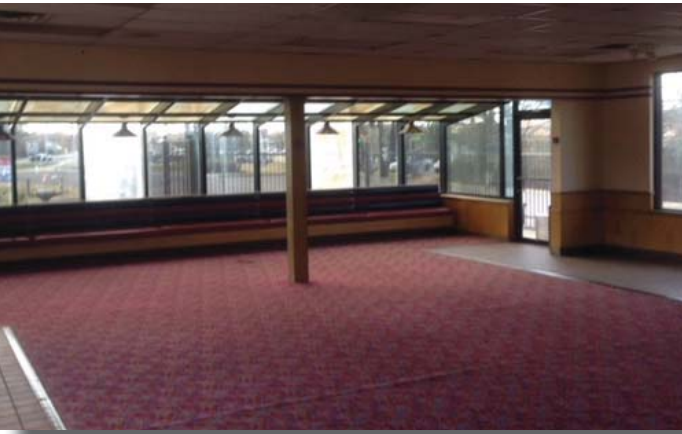
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Survey



Area Demographics

	5 Mile	10 Mile	15 Mile
 Population (2017)	13,793	23,606	33,549
 Projected Population (2022)	14,008	24,151	34,338
 Average Household Income (2017)	\$47,645	\$51,666	\$53,380
 Proj. Average Household Income (2022)	\$53,242	\$58,025	\$60,150
 Households (2017)	5,186	9,002	12,910

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