

14528 E HIGHWAY 12

Rogers, AR 72756



PROPERTY DESCRIPTION

+/- 6,320 SF restaurant/bar space for sale, located directly off of Hwy 12 in East Rogers! Space includes multiple dining/seating areas, two bars, private restrooms, manager's office, and the potential to have a drive-thru window. Also has a patio with two sets of double doors for customers to enjoy their meal outside during the warmer months. Property sits on +/- 1.20 acres, with plenty of room to expand in the back. Located just 1 mile from Prairie Creek Marina on Beaver Lake, which draws in thousands of visitors every year!

PROPERTY HIGHLIGHTS

- +/- 6,320 SF
- Restaurant/Bar Space
- +/- 1.20 Acre Property
- 1 Mile/3 Minutes from Prairie Creek Marina

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.2 Acres
Building Size:	6,320 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	452	4,224	17,785
Total Population	989	10,079	46,163
Average HH Income	\$101,883	\$85,563	\$70,288

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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+/- 6,320 SF RESTAURANT/BAR SPACE FOR SALE & LEASE



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A detailed floor plan of a restaurant layout. The plan includes a compass rose in the top left corner indicating North (N), South (S), East (E), and West (W). The layout is as follows:

- Overall Dimensions:** The main building footprint is 96' wide (left side) and 54' wide (bottom). The dining area on the right is 54.25' wide.
- Rooms and Features:**
 - Booths:** Located along the top and left walls of the main dining area.
 - Seating Area:** Located in the upper central part of the plan.
 - Bar:** Located on the left side, adjacent to the kitchen area.
 - Open Kitchen Area:** Located between the bar and the kitchen hood.
 - Vent Hood:** Located above the open kitchen area.
 - Bar #2:** Located in the central part of the plan.
 - Manager's Office:** Located in the central part, below Bar #2.
 - Bath:** Two bathrooms located in the top right corner.
 - Interior Hallway:** A vertical hallway connecting the top right rooms to the dining area.
 - Table:** A single table located in the central part of the plan.
 - Dining Area:** Located on the right side of the plan.
 - Patio:** Located at the bottom of the plan, adjacent to the front door.
 - Hallway:** A horizontal hallway at the bottom left, connecting to the patio.
- Dimensions and Distances:**
 - Top width: 49'
 - Right side vertical dimensions: 52.5' (top section), 16.5' (middle section), and 54.25' (dining area).
 - Left side vertical dimensions: 96' (main building), 36.5' (patio), and 27' (patio).
 - Bottom width: 54'
 - Distance from front door to top right corner: 47.25'
 - Distance from front door to right wall: 22'
 - Distance from front door to patio: 9'
 - Distance from side door to top wall: 96'
 - Distance from side door to bar: 16.5'
 - Distance from bar to kitchen area: 7.75'
 - Distance from kitchen area to bar: 4'
 - Distance from bar to bar #2: 49'
 - Distance from bar #2 to manager's office: 16.5'
 - Distance from manager's office to interior hallway: 16.5'
 - Distance from interior hallway to dining area: 16.5'
 - Distance from dining area to patio: 27'
 - Distance from patio to front door: 36.5'
 - Distance from front door to side door: 47.25'
 - Distance from front door to right wall: 22'
 - Distance from front door to patio: 9'
- Doors:**
 - Front Door:** Located at the bottom center, opening into the patio.
 - Side Door:** Located on the left wall, opening into the main dining area.
 - Rear Door:** Located at the top center, opening into the main dining area.
 - Double Doors:** Located at the bottom right, opening into the patio.
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Hwy 12

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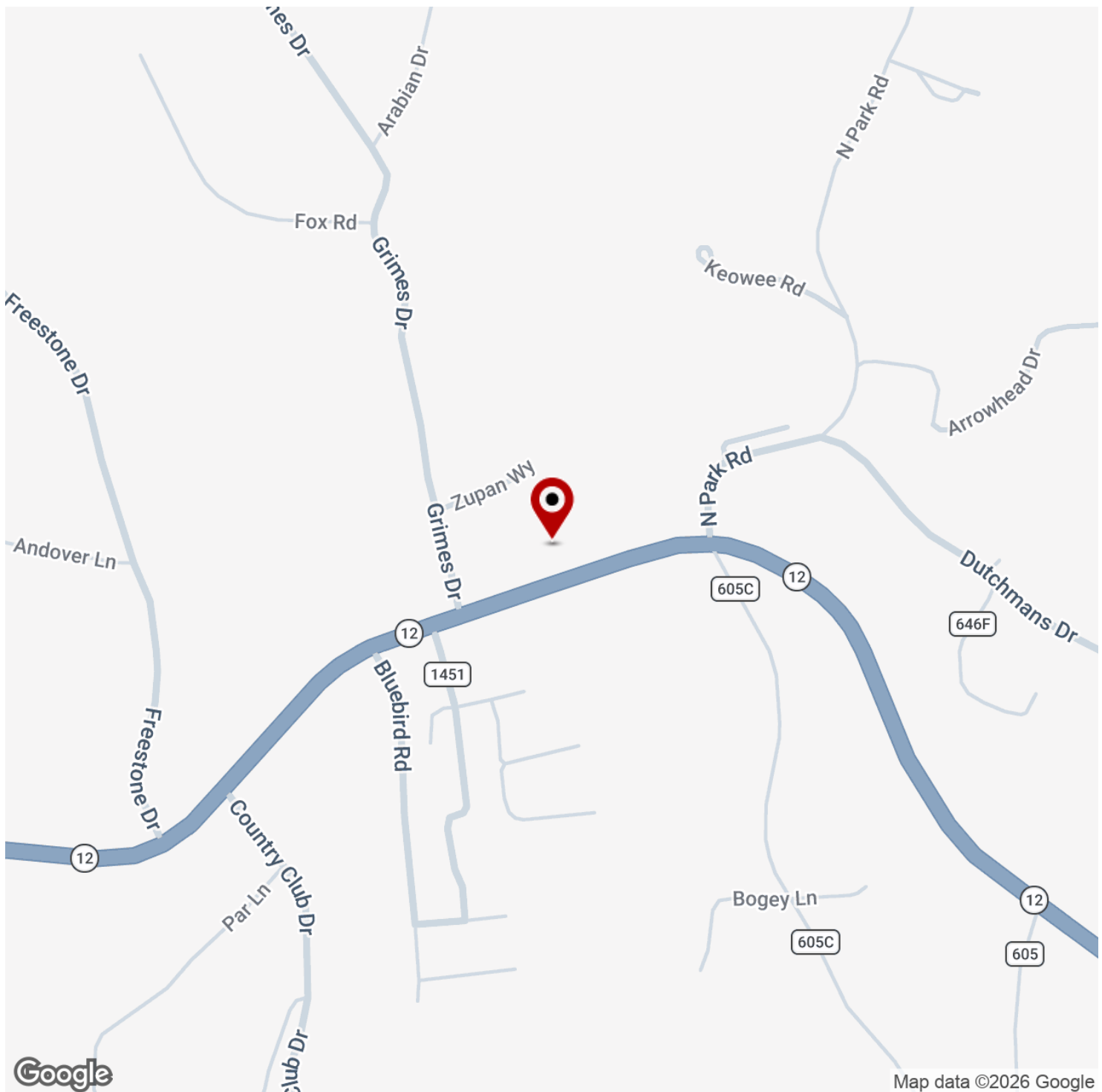
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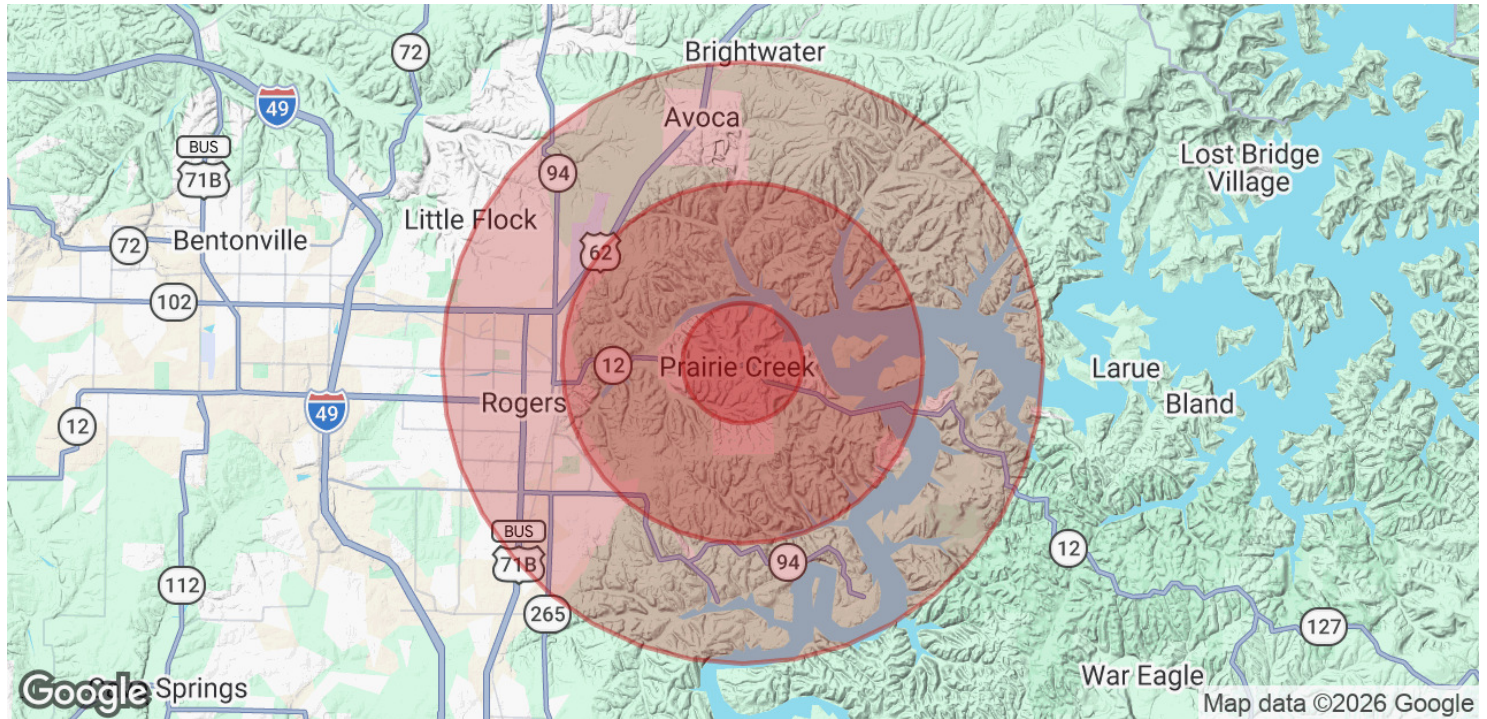
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	989	10,079	46,163
Average Age	49.3	45.2	37.5
Average Age (Male)	45.7	44.3	36.8
Average Age (Female)	50.8	45.8	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	452	4,224	17,785
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$101,883	\$85,563	\$70,288
Average House Value	\$251,040	\$194,380	\$163,136

2020 American Community Survey (ACS)

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