



SURMOUNT

ISSENBERG BRITTI GROUP



Actual Photo

Former Kentucky Fried Chicken



201 E 1st Ave,
Crossett, AR 71635

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this opportunity for an Owner-User Investor to take over a built-out restaurant business, Kentucky Fried Chicken restaurant located at 201 E. 1st Avenue in Crossett, Arkansas. Crossett is the largest city in Ashley County Arkansas with a population over 10,752. Georgia-Pacific Corporation and Georgia Pacific Resins Corporation are located in Crossett, Arkansas and employ over 660 people. The cost of living is extremely low in Crossett, making it one of the most affordable places to live in the U.S. A pleasant climate with warm summers and mild winters adds to the appeal of Crossett, Arkansas.

Colleges and universities in close vicinity to this Kentucky Fried Chicken include UAM College of Technology-Crossett and The University of Arkansas. Also located nearby is Ashley County Medical Center.

Only a short 8 mile drive from this property is the Felsenthal National Wildlife Refuge with 76,000 acres and water resources dominated by the Quachita and Saline Rivers and Felsenthal Pool and serving thousands of visitors each year.

Many apartment complexes are located nearby this property including Oakhurst Apartments with 77 Units, Village Creek Apartments with 76 Units and Turtle Creek Apartments with 216 Units.

KFC, also known as Kentucky Fried Chicken, is an American fast food restaurant chain that specializes in fried chicken, founded by Harland Sanders on March 30, 1930 in North Corbin, Kentucky. It is the world's second largest restaurant chain (as measured by sales) after McDonald's, with almost 30,000 locations globally in 150 countries and territories as of April 2024.

Investment Highlights

- Opportunity for an Owner-User Investor to Take Over a Built-Out Business (Kentucky Fried Chicken) Located in Crossett, Arkansas (Population 10,752) and Home to Georgia Pacific Corporation
- Crossett, Arkansas Has Very Low Cost of Living Making it One of Most Affordable Places to Live in the U.S.
- Colleges and Universities Close to this KFC Include UAM College of Technology-Crossett and The University of Arkansas
- Kentucky Fried Chicken Located Nearby Ashley County Medical Center
- Short 8 Mile Drive From Felsenthal National Wildlife Refuge With 76,00 Acres and Thousands of Visitors Each Year
- Kentucky Fried Chicken is the World's Second Largest Restaurant Chain (As Measured By Sales)
- KFC Has Over 30,000 Locations Globally in 150 Countries as of April 2024



The Offering

KFC (vacant)
201 E 1st Avenue,
Crossett, AR 71635



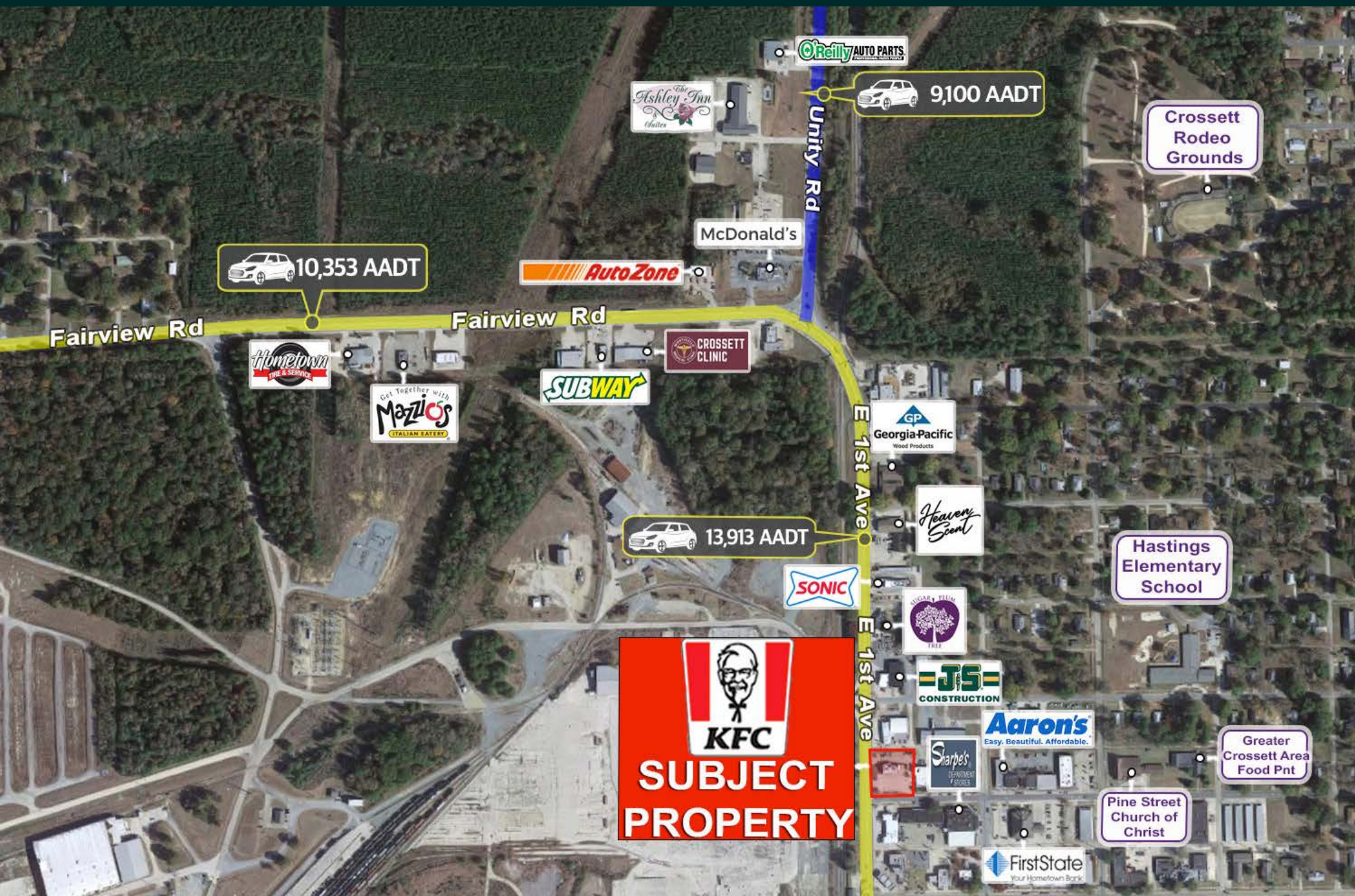
Property Details

Lot Size	28,314 SF (0.65 Acres)
Rentable Square Feet	2,614 SF
Price/SF	\$191.28
Year Built / Remodeled	1990

Financial Overview

List Price	\$500,000
Down Payment	100% / \$500,000
Type of Ownership	Fee Simple











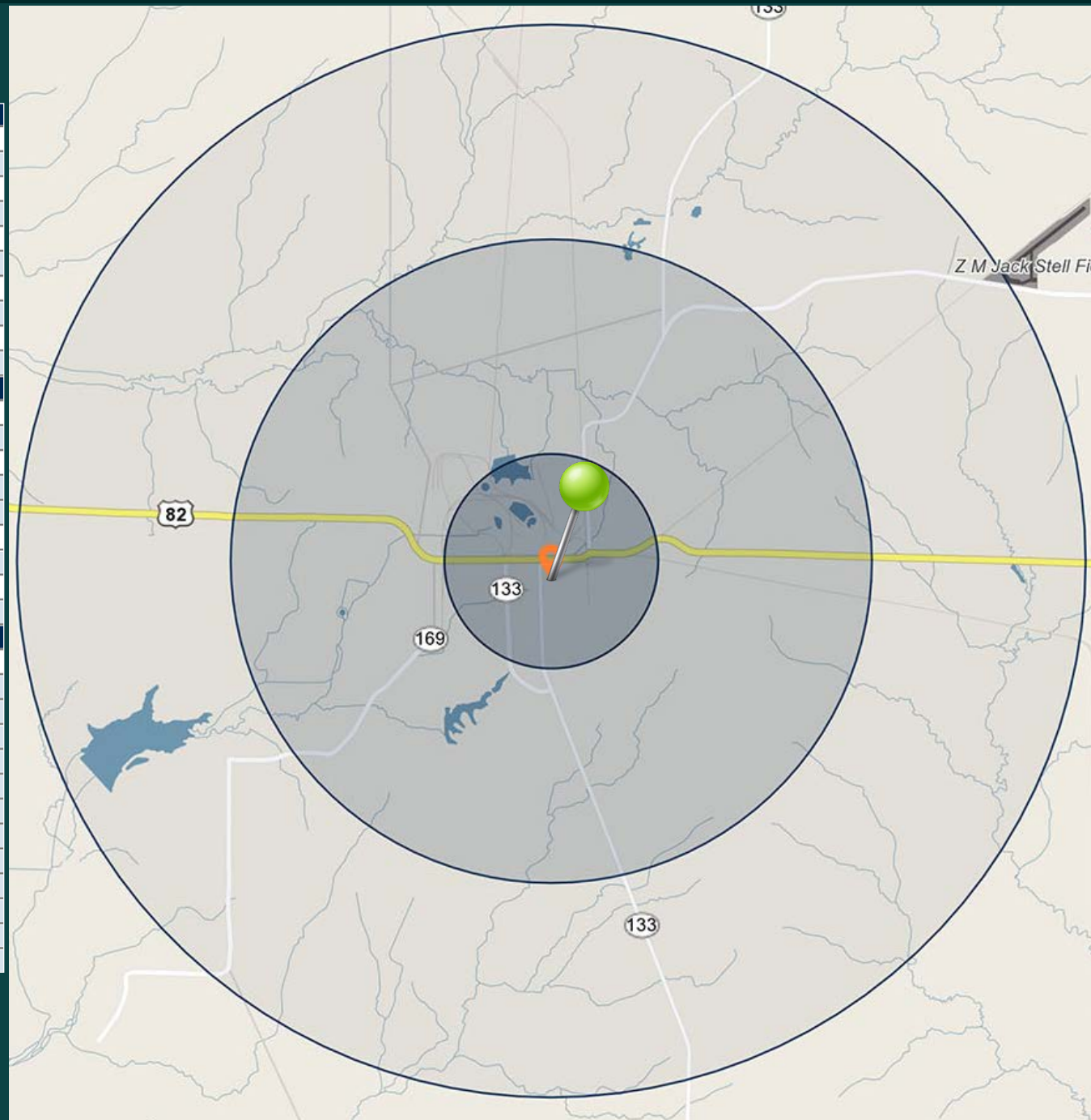
KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe® along with Extra Crispy™ chicken, home-style sides and buttermilk biscuits. There are over 29,900 KFC outlets in more than 136 countries and territories around the world. And you know what? There's still a cook in a kitchen in every last one of them, freshly preparing delicious, complete family meals at affordable prices owned stores.



NAME	Kenstucky Fried Chicken
HQ	Louisville, Kentucky
NUMBER OF LOCATIONS	29,900+
WEBSITE	www.kfc.com

Demographics Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	2,355	7,903	10,393
2023 Estimate			
Total Population	2,362	7,905	10,372
2020 Census			
Total Population	2,248	7,736	10,046
2010 Census			
Total Population	2,647	8,700	11,344
Daytime Population			
2023 Estimate	3,939	8,179	9,503
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	1,045	3,318	4,283
2023 Estimate			
Total Households	1,046	3,314	4,269
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	1,049	3,313	4,264
2010 Census			
Total Households	1,152	3,617	4,632
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.5%	2.2%	2.1%
\$150,000-\$199,999	2.8%	2.0%	2.0%
\$100,000-\$149,999	8.8%	10.8%	11.2%
\$75,000-\$99,999	7.3%	10.5%	11.6%
\$50,000-\$74,999	21.1%	19.3%	20.2%
\$35,000-\$49,999	11.6%	13.6%	13.9%
\$25,000-\$34,999	9.0%	10.6%	10.1%
\$15,000-\$24,999	16.4%	14.7%	13.5%
Under \$15,000	21.4%	16.4%	15.4%
Average Household Income	\$52,782	\$60,687	\$61,919
Median Household Income	\$40,135	\$43,430	\$45,971
Per Capita Income	\$23,450	\$25,558	\$25,574





Population

In 2023, the population in your selected geography is 10,372. The population has changed by -8.57 since 2010. It is estimated that the population in your area will be 10,393 five years from now, which represents a change of 0.2 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 43.4, compared with the U.S. average, which is 38.7. The population density in your area is 132 people per square mile.



Households

There are currently 4,269 households in your selected geography. The number of households has changed by -7.84 since 2010. It is estimated that the number of households in your area will be 4,283 five years from now, which represents a change of 0.3 percent from the current year. The average household size in your area is 2.4 people.



Income

In 2023, the median household income for your selected geography is \$45,971, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 25.32 since 2010. It is estimated that the median household income in your area will be \$50,670 five years from now, which represents a change of 10.2 percent from the current year.

The current year per capita income in your area is \$25,574, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$61,919, compared with the U.S. average, which is \$100,106.



Employment

In 2023, 4,098 people in your selected area were employed. The 2010 Census revealed that 43.8 percent of employees are in white-collar occupations in this geography, and 33.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 15.00 minutes.



Housing

The median housing value in your area was \$89,284 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 3,140.00 owner-occupied housing units and 1,492.00 renter-occupied housing units in your area.



Education

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 3.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 10.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 5.3 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 46.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.4 percent in the selected area compared with the 20.1 percent in the U.S.

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SURMOUNT

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Get in touch

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