



FOR SUBLEASE

1870 John Harden Drive

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Colliers | Arkansas

1 Allied Drive, Suite 1500
Little Rock, AR 72202
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For Sublease: Drive-Thru Restaurant

Features

- Building size: 2,676 SF
- Lot size: 0.870 acres
- Sublease rate: Contact agent for pricing
- Lease term: approximately 10 years
- Zoning: C-3, Commercial
- Year built: 2022
- Single-lane drive through plus dedicated parking
- Ideally situated on Walmart outparcel
- I-57 frontage and visibility
- Neighboring retailers: Walmart, Starbucks, Wingstop, Gamestop, Burger King, Hibbett Sports, AT&T
- Traffic count: approximately 52,870 vehicles per day on I-57

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Area Demographics

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Estimated Population (2025)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 5,817 | 25,903 | 37,734 |



Estimated Households (2025)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 2,484 | 10,055 | 15,727 |



Est. Avg Household Income (2025)

| 1 Mile | 3 Mile | 5 Mile |
|----------|----------|----------|
| \$53,954 | \$69,736 | \$77,413 |

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