

VACANT IHOP



**3513 E Race Ave
Searcy, AR 72143**

**Purchase Price:
\$2,400,000.00**

**Land Size: 0.80 Acres
Property Size: 5,050 Sq. Ft.
Year Built: 2006**

**PROPERTY
FOR
SALE**



JOSE COLUNGA
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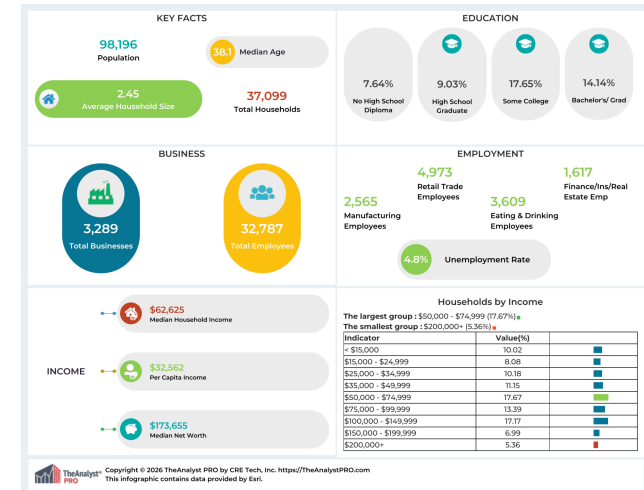


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This property is situated in the prime retail corridor of Searcy, often referred to as "Restaurant Row" for the high concentration of national dining chains. Walmart Outparcel: The site is strategically positioned as a pad site to a high-volume Walmart Supercenter and Lowe's Home Improvement, ensuring a constant flow of daily traffic. National Tenant Neighbors: Surrounded by major retailers and restaurants, including Chick-fil-A, McDonald's, Domino's, Planet Fitness, Chili's, and Unity Health facilities. Traffic Counts: The location benefits from exceptional visibility and high traffic volume from both local commuters and highway travelers. E Race Avenue (Hwy 64): ~22,000 – 26,000+ Vehicles Per Day (VPD) U.S. Interstate 57



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