

# FOR LEASE / SALE

**525 North Plaza Drive  
Van Buren, Arkansas**



Purchase Price	\$1,200,000
Lease Rate	\$7,000 Monthly
Lease Type	NNN
Nets	\$2.00 SF/YR
Building Size	3,500 SF
Property Type	Restaurant
Parking Spaces	45
Lot Size	0.83
Zoning Description	C-2

## PROPERTY OVERVIEW

Completely remodeled, beautiful, fully operational restaurant space, turn-key. Has all the kitchen equipment needed, along with fixtures, furniture, etc. This property has ample parking, easy ingress and egress. Prime location right off I-40.

## PROPERTY FEATURES

- NEWLY REMODELED INSIDE & OUT
- HIGH VISIBILITY
- GREAT TRAFFIC COUNT
- OPEN FLOOR PLAN
- LARGE KITCHEN

**Chris Griffin**

**Sales Associate**

**Office: 479-478-6161**

**Direct: 479.434.4538**

**[chris@ghancooper.com](mailto:chris@ghancooper.com)**



**Ghan & Cooper**  
**COMMERCIAL PROPERTIES**

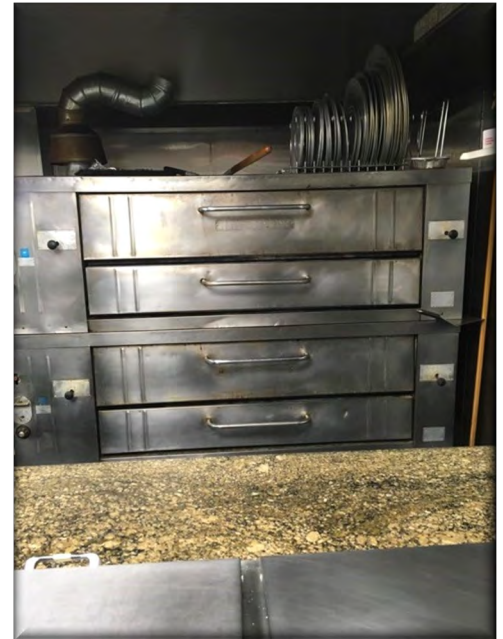
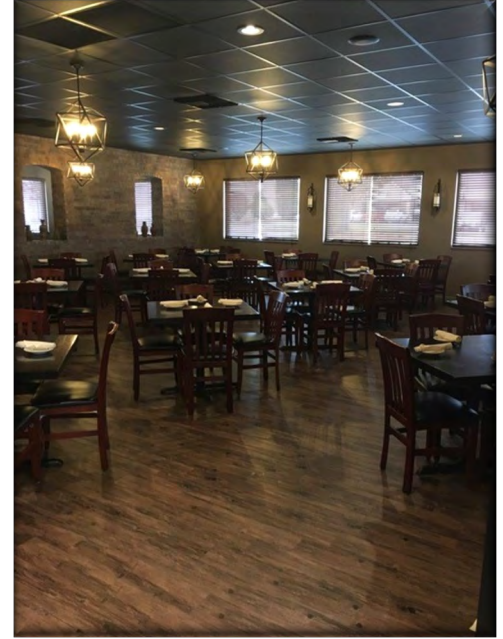
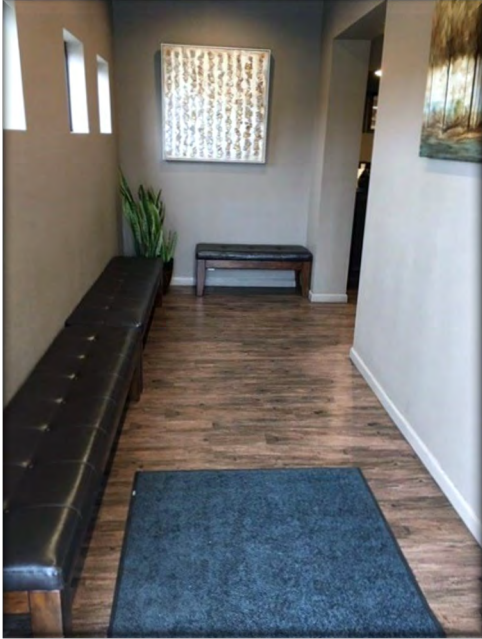
4611 Rogers Avenue, Suite 200, Fort Smith, Arkansas 72903



The information contained herein has been obtained from sources we believe to be reliable; however, Ghan & Cooper Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has Ghan & Cooper Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers/tenants must take appropriate measures to verify all of the information set forth herein.

# FOR LEASE / SALE

525 North Plaza Drive  
Van Buren, Arkansas



**Chris Griffin**  
Sales Associate  
Office: 479-478-6161  
Direct: 479.434.4538  
[chris@ghancooper.com](mailto:chris@ghancooper.com)



**Ghan & Cooper**  
COMMERCIAL PROPERTIES

