

DOWNTOWN CONWAY RESTAURANT SPACE

1015 W. OAK STREET



OFFERING SUMMARY

Available SF:	± 2,500 - 5,000 SF
Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Sale Price:	Subject to Offer
Lot Size:	± 0.17 Acres
Building Size:	± 6,100 SF
Zoning:	C-1
Market:	Central
Submarket:	Conway
Cross Streets:	Oak Street

PROPERTY OVERVIEW

Located at the entrance of downtown Conway this building will be renovated both inside and outside to suit tenant needs. Currently have proposed plans and pricing in place to redevelop the building into a 5,000 SF restaurant or two 2,500 sq.ft. retail or office suites. This property is an ideal downtown location within walking distance of shopping, dining, entertainment, and services. Negotiable floor plans perfect for any retail, restaurant or office users.

PROPERTY HIGHLIGHTS

- Excellent opportunity for custom built out space
- Located near the entrance into Downtown Conway
- Restaurant design features a covered outdoor patio
- Downtown Oak Street has a high volume of walking traffic



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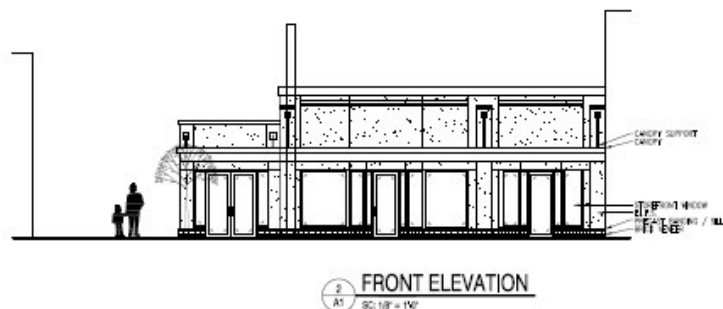
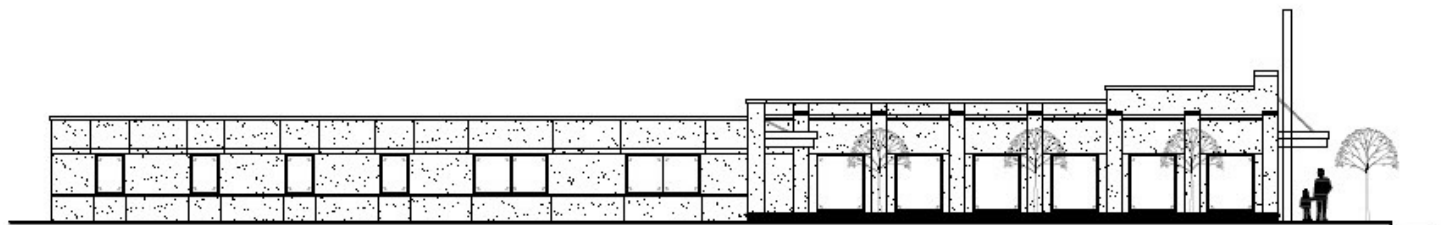
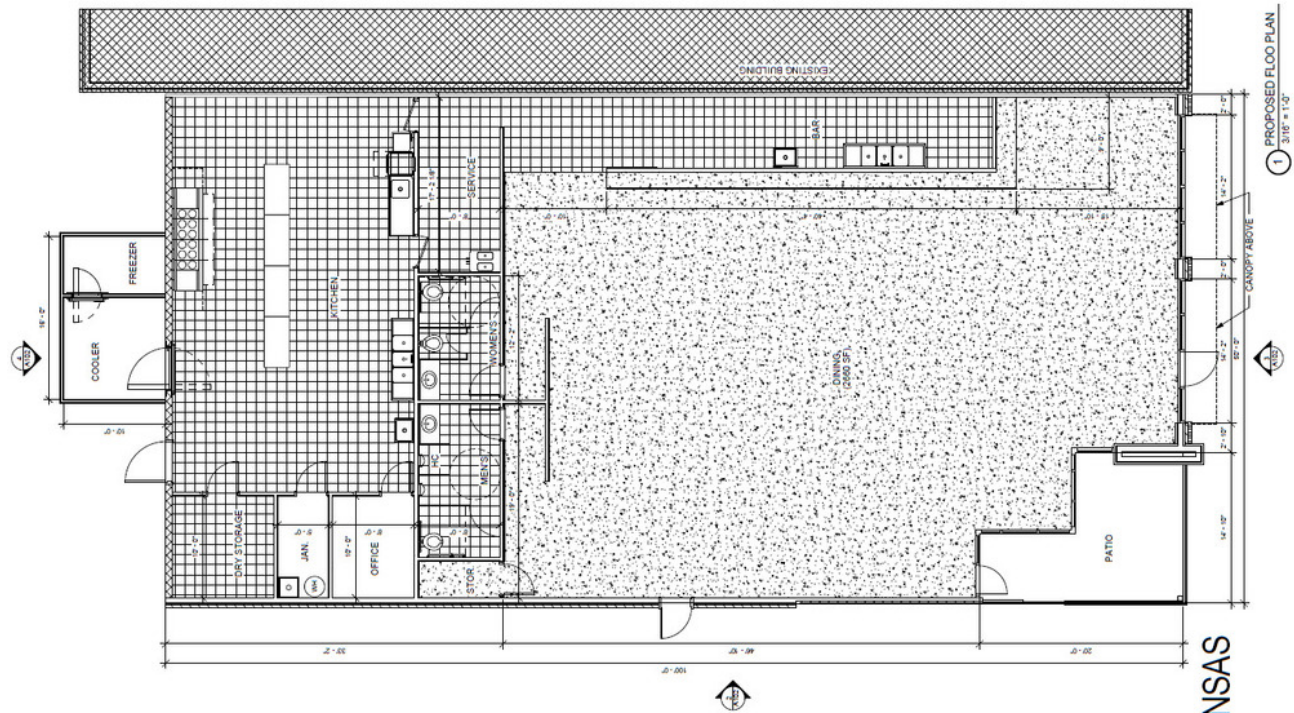
Moses Tucker Partners

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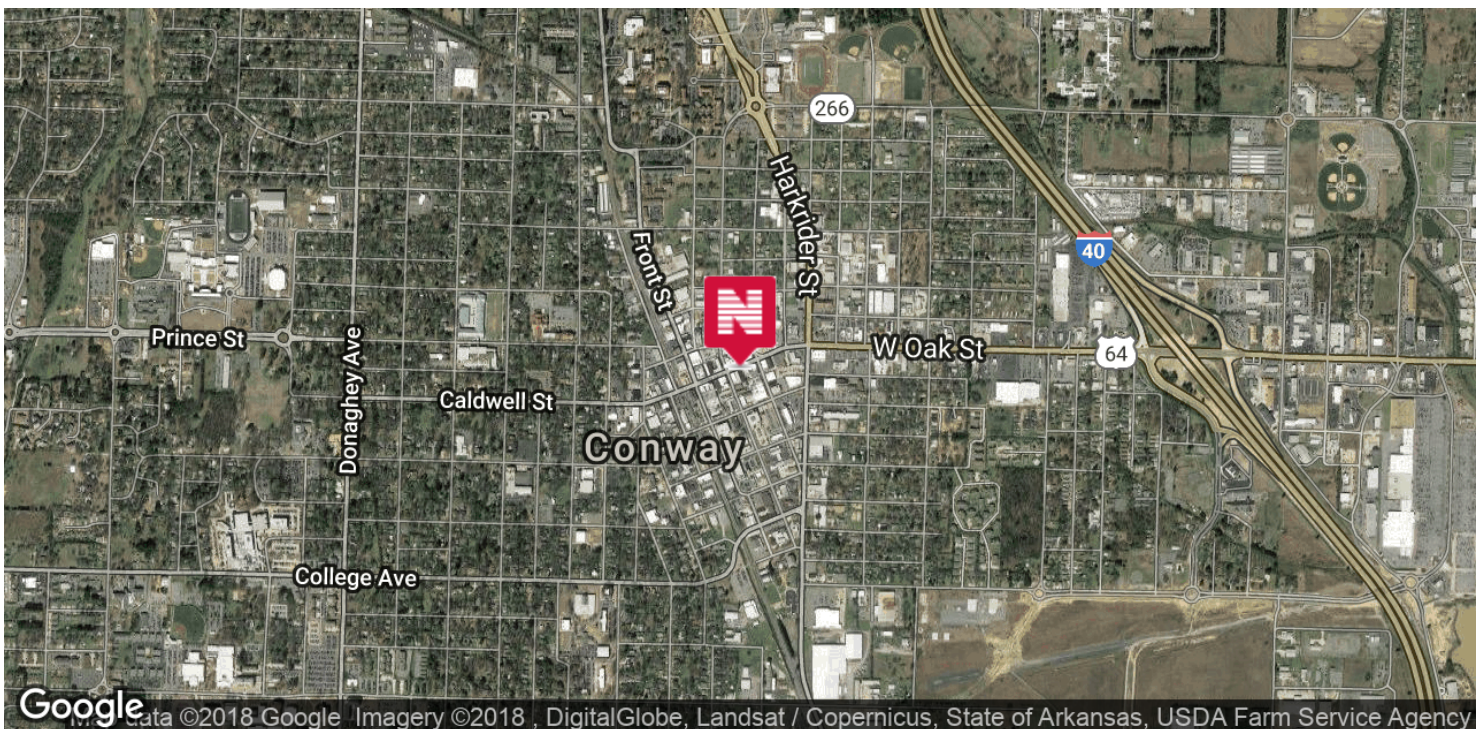
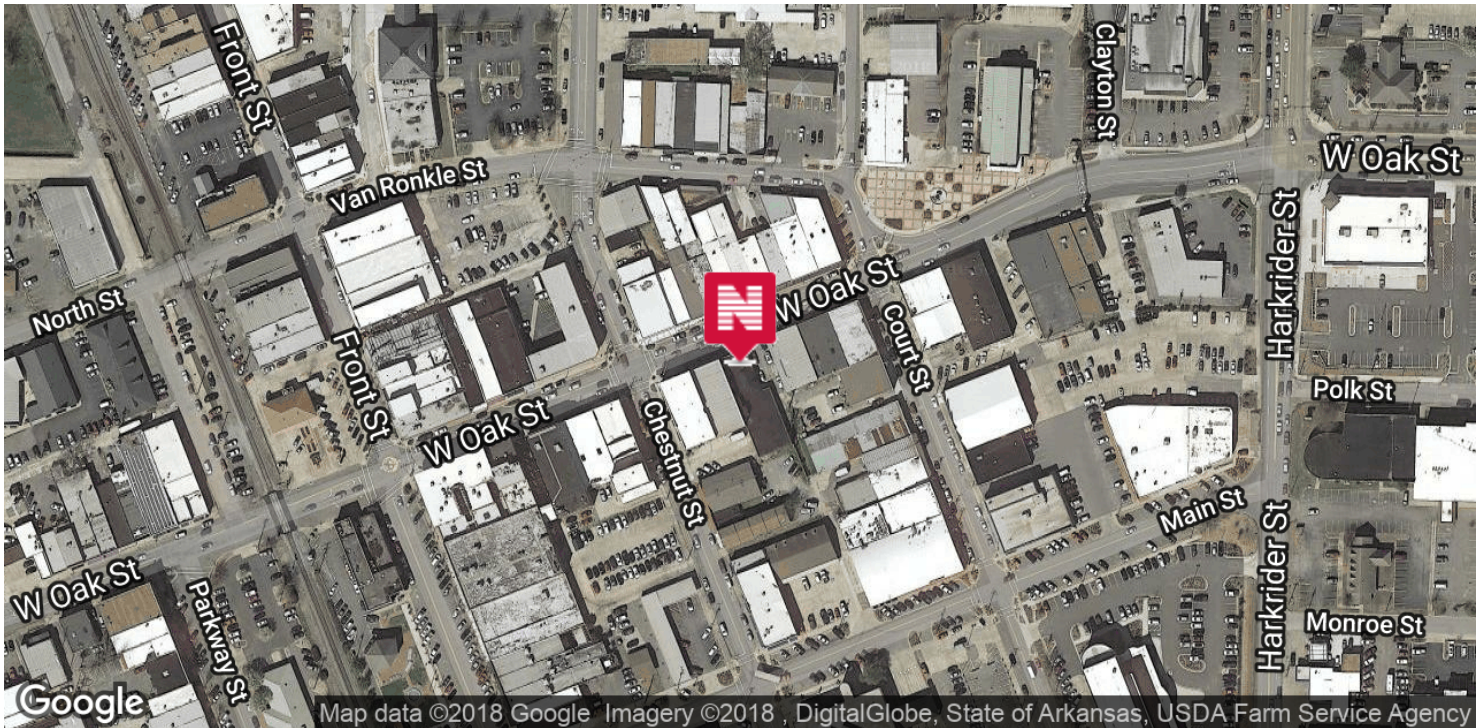
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CONWAY, ARKANSAS

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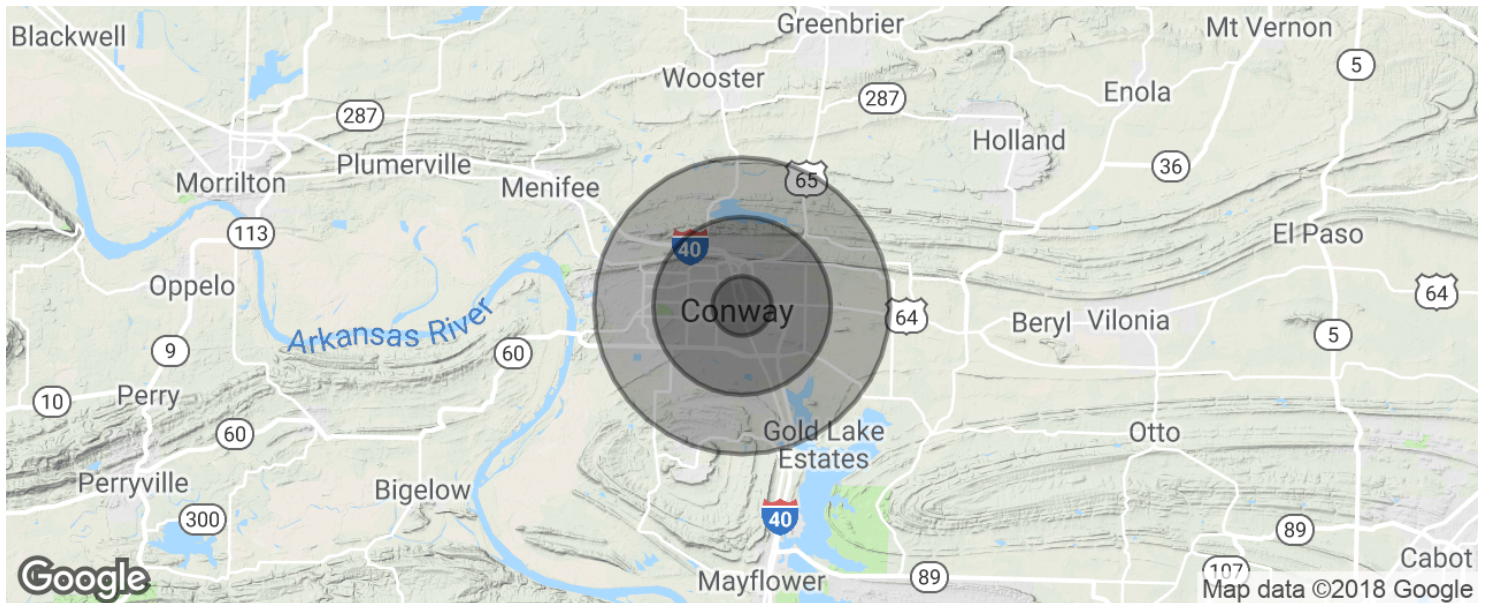
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	9,905	38,236	60,677
Median age	24.2	26.8	28.5
Median age (Male)	24.4	26.2	27.5
Median age (Female)	24.3	27.3	29.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,744	14,163	22,705
# of persons per HH	2.6	2.7	2.7
Average HH income	\$35,895	\$49,803	\$56,586
Average house value	\$98,130	\$131,041	\$130,992

* Demographic data derived from 2010 US Census



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