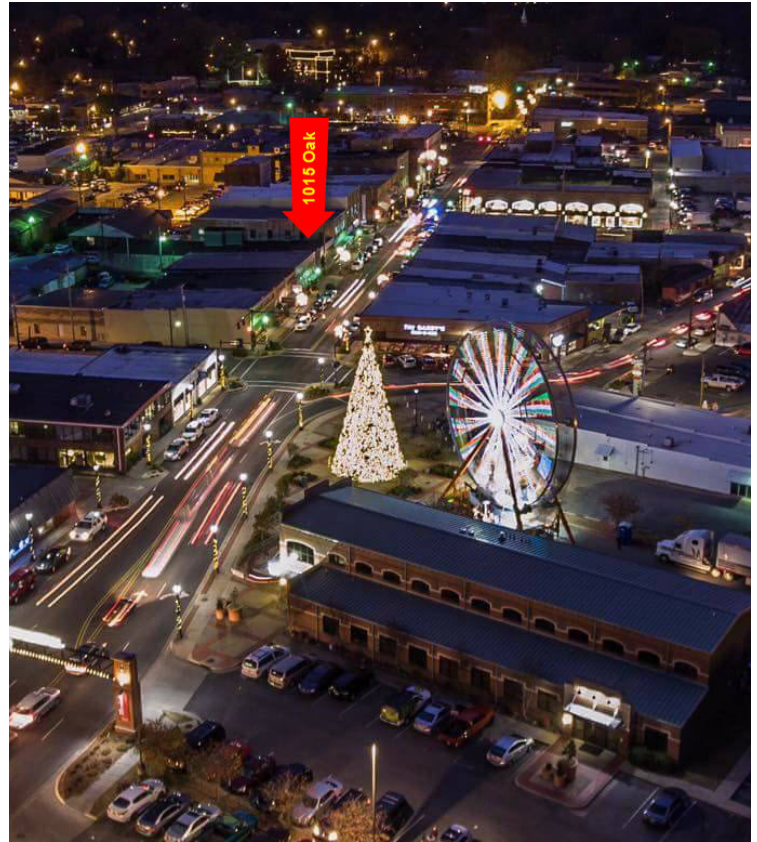


Retail Property For Lease

DOWNTOWN CONWAY RESTAURANT SPACE

1015 W. OAK STREET , CONWAY, AR



Details

Available SF	2,500 - 5,000 SF
Lease Rate	\$12.00 - 15.00 SF/YR (NNN)
Lot Size	0.17 Acres
Building Size	5,000 SF
Submarket	Central Arkansas
Zoning	C-1
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

Clint Bailey Associate **501.358.8280** cbailey@ngarkansas.com

Philip Hiegel Associate Director **501.472.2885** phiegel@ngarkansas.com

Newmark Grubb
Arkansas

www.ngarkansas.com

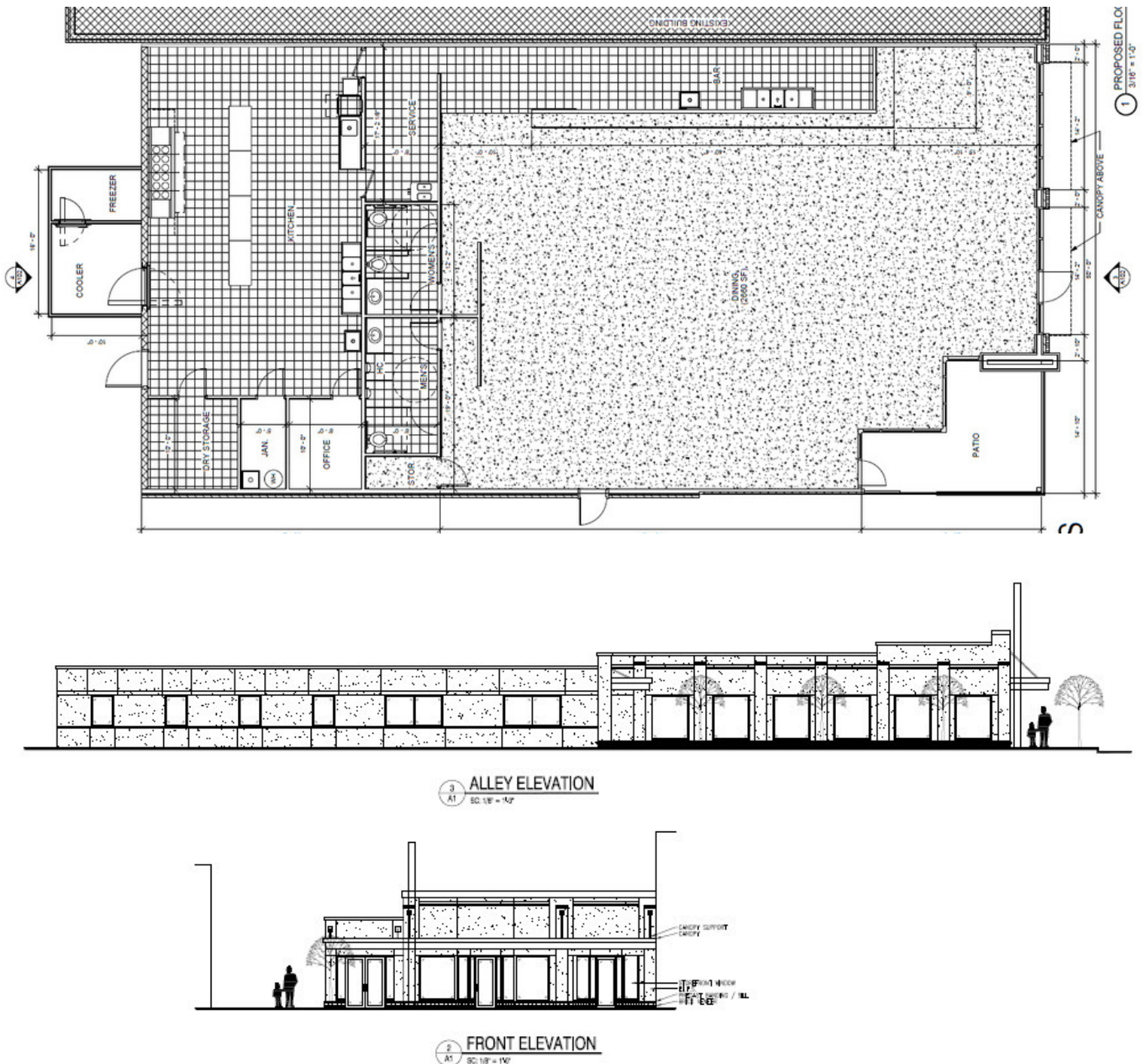
Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

301 Main Street, Suite 204, North Little Rock, AR 72114 | Main: 501.978.4333

Retail Property For Lease

DOWNTOWN CONWAY RESTAURANT SPACE

1015 W. OAK STREET , CONWAY, AR



Clint Bailey Associate 501.358.8280 cbailey@ngarkansas.com

Philip Hiegel Associate Director 501.472.2885 phiegel@ngarkansas.com

Newmark Grubb
Arkansas

www.ngarkansas.com

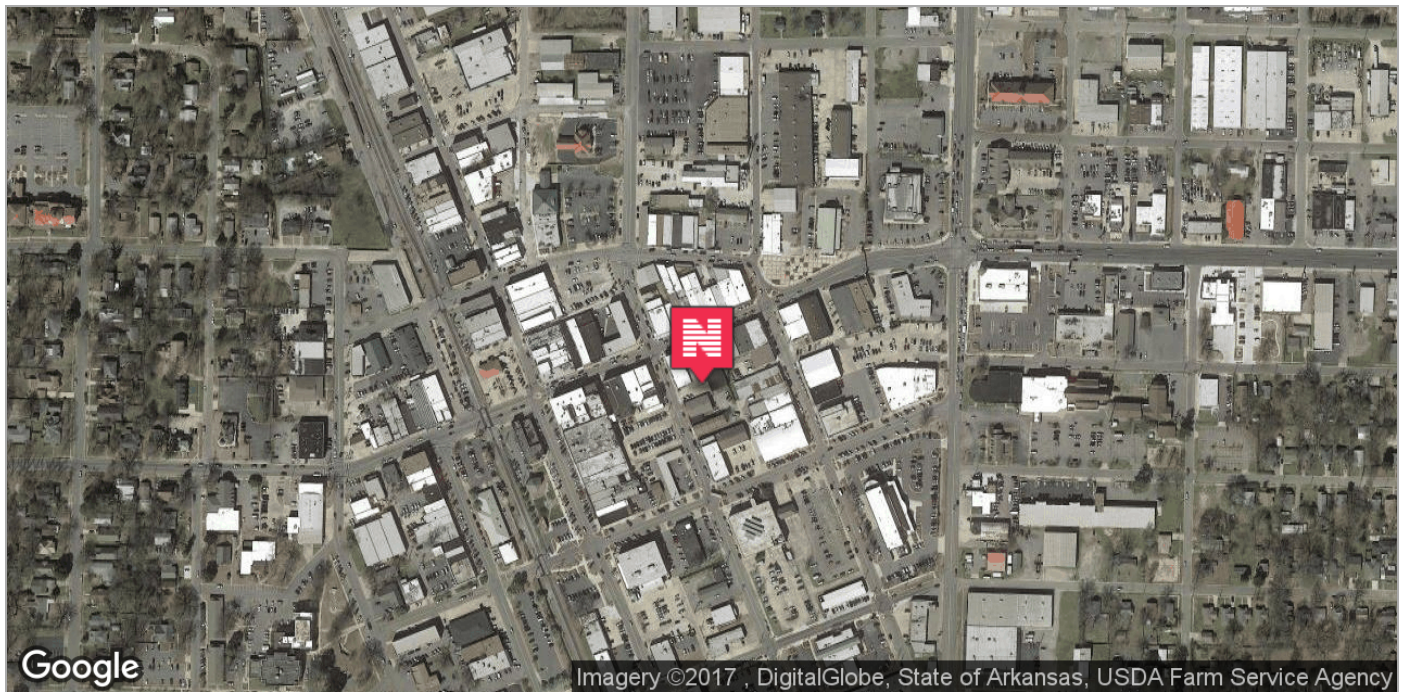
Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

301 Main Street, Suite 204, North Little Rock, AR 72114 | Main: 501.978.4333

Retail Property For Lease

DOWNTOWN CONWAY RESTAURANT SPACE

1015 W. OAK STREET , CONWAY, AR



Clint Bailey Associate 501.358.8280 cbailey@ngarkansas.com

Philip Hiegel Associate Director 501.472.2885 phiegel@ngarkansas.com

Newmark Grubb
Arkansas

www.ngarkansas.com

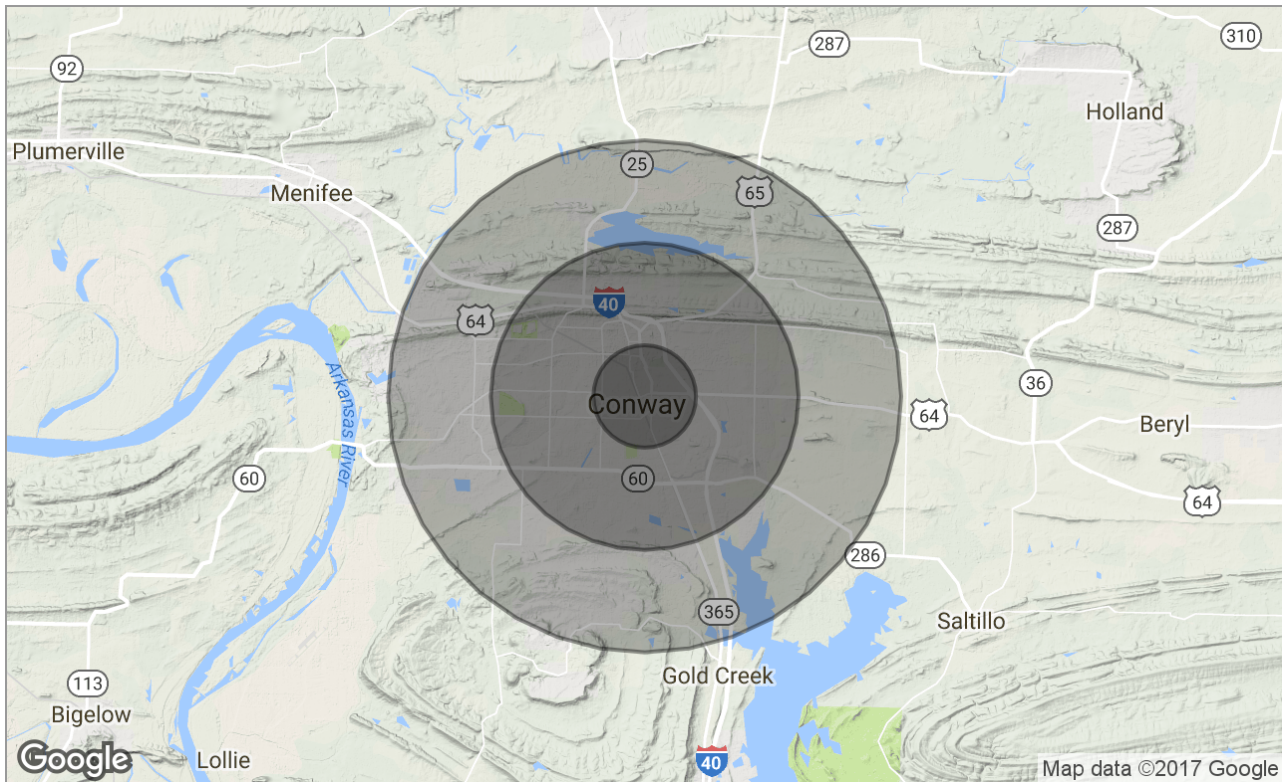
Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

301 Main Street, Suite 204, North Little Rock, AR 72114 | Main: 501.978.4333

Retail Property For Lease

DOWNTOWN CONWAY RESTAURANT SPACE

1015 W. OAK STREET , CONWAY, AR



Demographics Snapshot

	1 Mile	3 Miles	5 Miles
Total Population	9,905	38,236	60,677
Population Density	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
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

Clint Bailey Associate **501.358.8280** cbailey@ngarkansas.com

Philip Hiegel Associate Director **501.472.2885** phiegel@ngarkansas.com

Newmark Grubb
Arkansas

www.ngarkansas.com

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

301 Main Street, Suite 204, North Little Rock, AR 72114 | Main: 501.978.4333