

DOWNTOWN CONWAY BUILDING FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price	\$350,000
Lease Rate	\$12.00-\$15.00 SF/ YR (NNN)
Building Size	6,100 SF
Available SF	2,500 - 6,100
Lot Size	0.17 Acres
Submarket	Central Arkansas
Zoning	C-1
Cross Streets	Oak Street
Traffic Count	14,000 VPD

PROPERTY OVERVIEW

Approximately 6,100 SF mixed use building located in the center of Downtown Conway. Property can be sold "as is" or there are a number of options to lease as a newly developed 5,000 SF restaurant space with a patio or street retail space ranging from 2,500 - 5,000 SF. Property is an ideal downtown location within walking distance of shopping, dining, entertainment, and services.

PROPERTY HIGHLIGHTS

- Excellent opportunity for custom built out space
- Located near the entrance of Downtown Conway
- Restaurant design features a covered outdoor patio
- Downtown Oak Street has a high volume of walking traffic
- Located within close proximity of Shopping, Dining, and Entertainment
- Potential Historic Tax Credits for Renovation and Development
- Ideal Location for a Restaurant, Store Front Retail, or Professional Office