

CONWAY, ARKANSAS

# RETAIL PROPERTY FOR LEASE

## 821 HOGAN LANE



### OFFERING SUMMARY

Available SF: ± Fully Leased

Lease Rate: N/A

Lot Size: ± 1.59 Acres

Year Built: 2000

Building Size: ± 16,456 SF

### PROPERTY OVERVIEW

Approximately 1,500 SF available for lease. Formerly an Eye Clinic, this space is ideal for medical or professional office use. Space has a front reception/waiting area, several offices, and a break area.

### LOCATION OVERVIEW

Property is located a short distance North from a Wal-Mart Super Center at the junction of Hogan Road and Dave Ward Drive. Located just south of Centennial Valley Golf Course and Club, a large 18 hole country club at the junction of Hogan and Tyler Streets. Much of the residential growth has taken place within 1 mile of this property over the past 8 years and there has been substantial commercial and office growth along Hogan Road in the area of this property. Tenants include: Daylight Donuts, Paradise Nails, Tobacco Shop, Parisi Speed School, and Kymes Physical Therapy.



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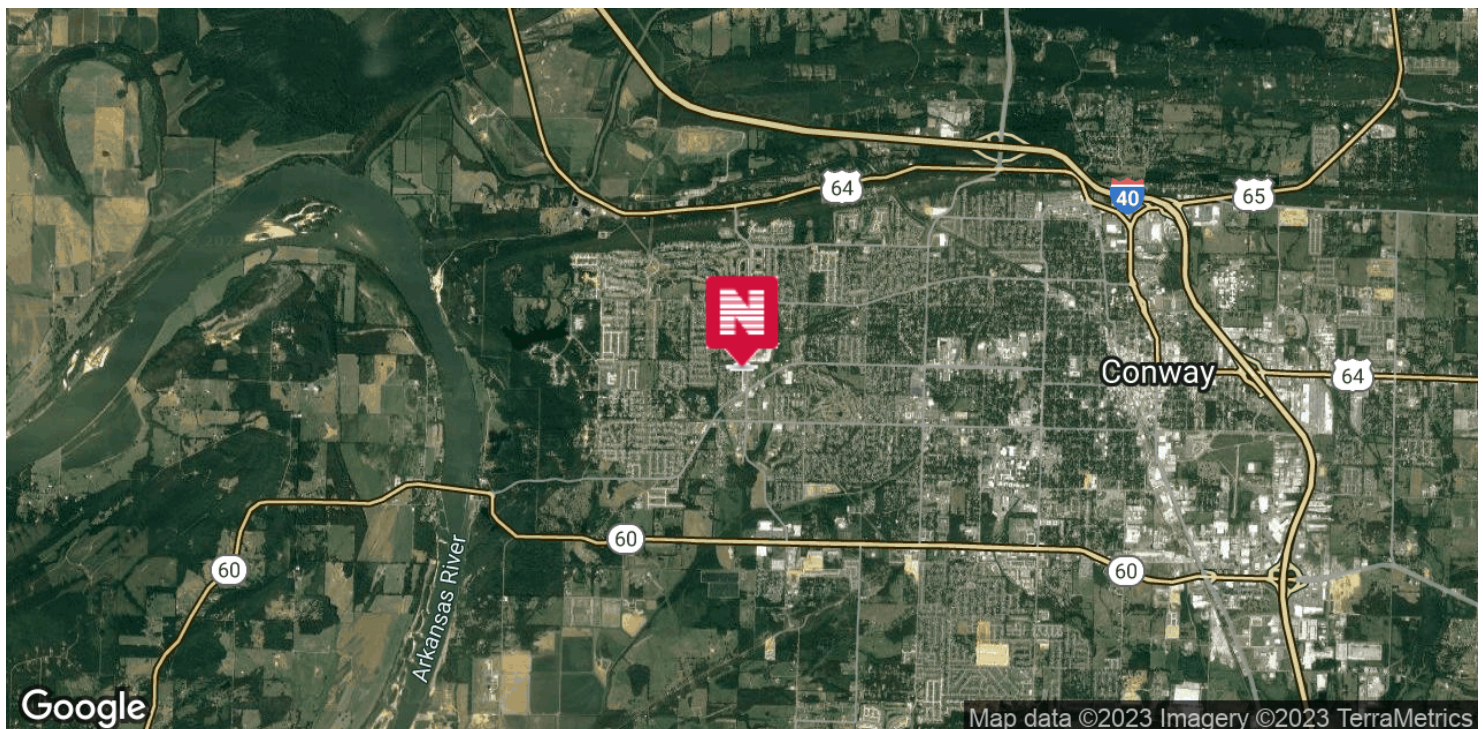
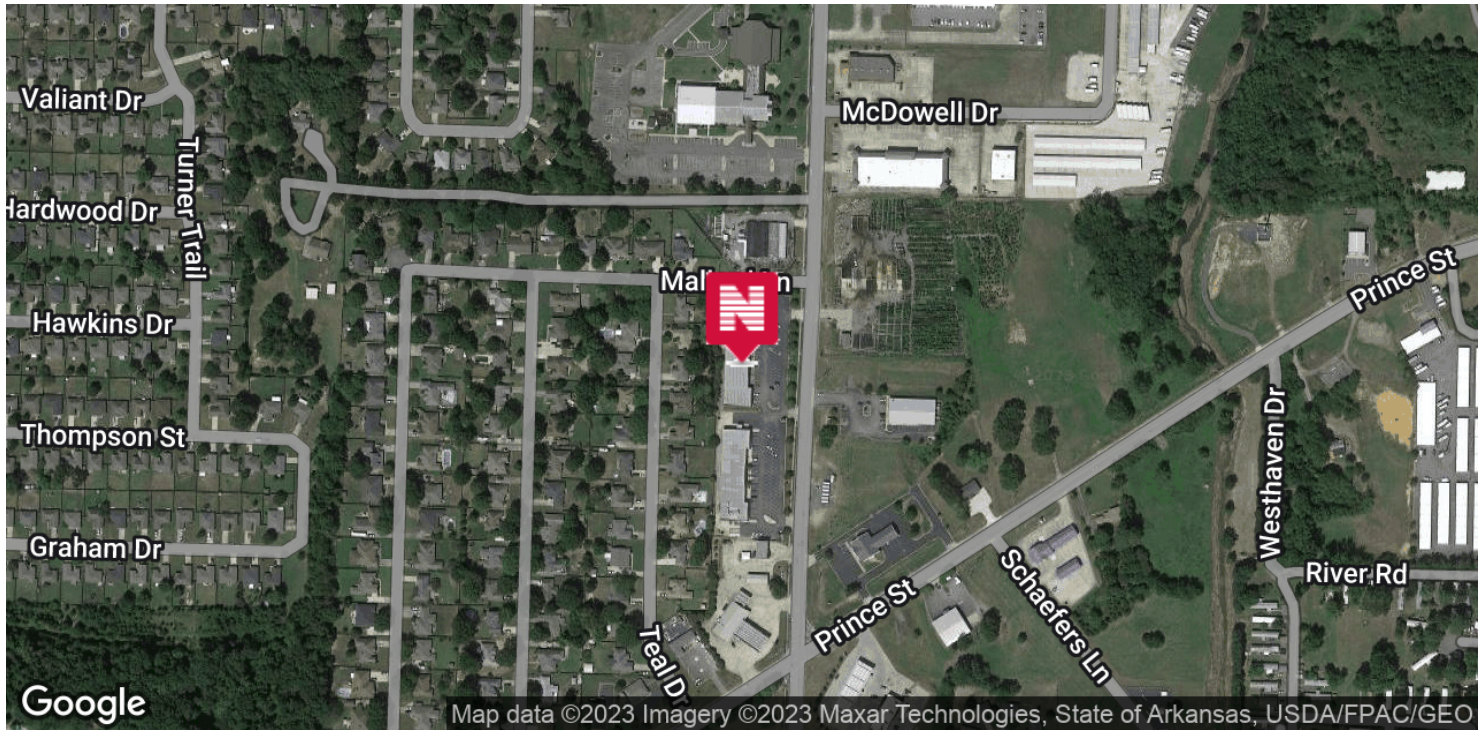
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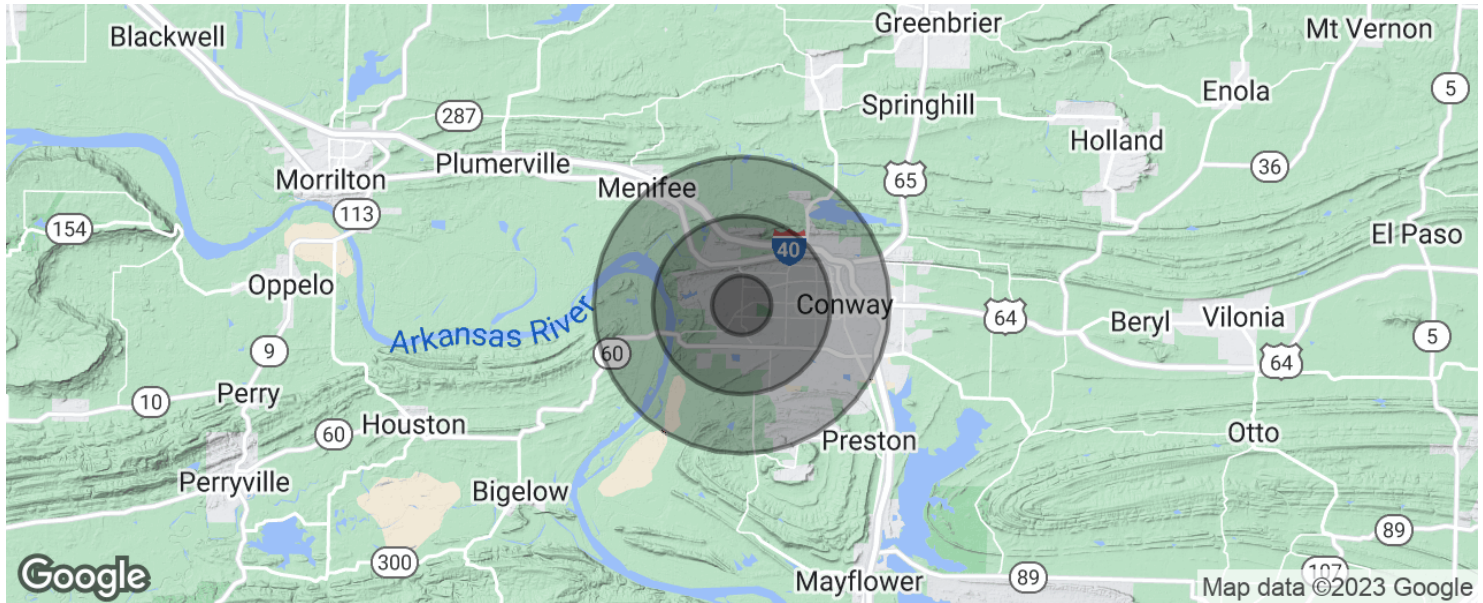
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,823	32,378	58,628
Median age	30.7	28.6	28.0
Median age (Male)	30.0	28.8	28.0
Median age (Female)	32.0	28.9	28.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,824	11,851	21,929
# of persons per HH	2.6	2.7	2.7
Average HH income	\$70,792	\$69,132	\$60,854
Average house value	\$140,964	\$140,617	\$134,069

\* Demographic data derived from 2020 ACS - US Census



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