

1105 DAVE WARD DR. CONWAY, AR

AVAILABLE

Sale Price: \$1,500,000 Land Size: +/-0.5 ac Building Size: 1,755 SF Year Built: 2014

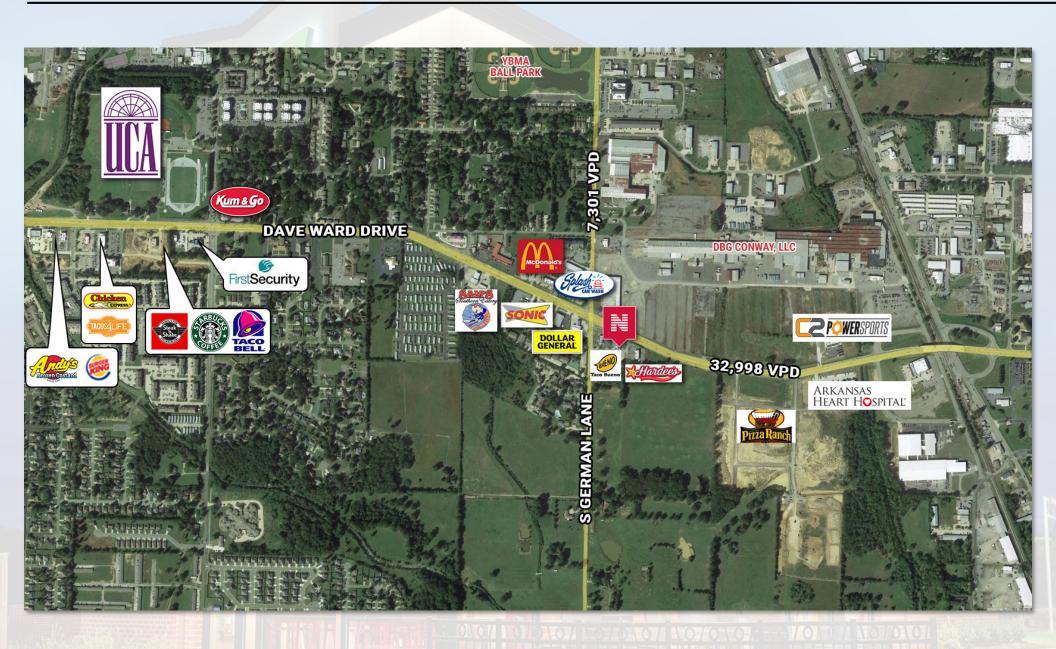
COMMENTS

- Approximately 1,755 SF restaurant with a drive-thru located on Dave Ward Dr. with 165 FT of frontage
- Upon Sale of Real Estate only all Krispey Kreme trade marked FF&E will be removed
- Business and FF&E only can be purchased with a leaseback of the property
- In close proximity to I-40, University of Central Arkansas, Taco Bueno, Sonic, McDonald's, and a brand new 400 unit apartment complex development
- Property has cross access and cross parking agreements with Hardee's, Taco Bueno, and the remainder of the Germantown Corner development
- German Ln & Dave Ward Dr. intersection 47,000 VPD





LOCATION





LOCATION





LOCATION OVERVIEW

OVERVIEW

Conway's population is approximately 67,000 and is considered the secondary job market of the Little Rock-North Little Rock-Conway MSA which has a population of 734,000. Conway is the northernmost city in the metro area and is known as the City of Colleges for its three institutions of higher education. It offers a young and educated workforce, high quality of life, low cost of living, and a diverse community and economy. The median age is 28.5 years, compared to 37.8 nationally. Ninety-four percent (94%) of Conway residents have a high school diploma or equivalent, and nearly thirty-eight percent (38%) 25 and older hold a bachelor's degree or higher.

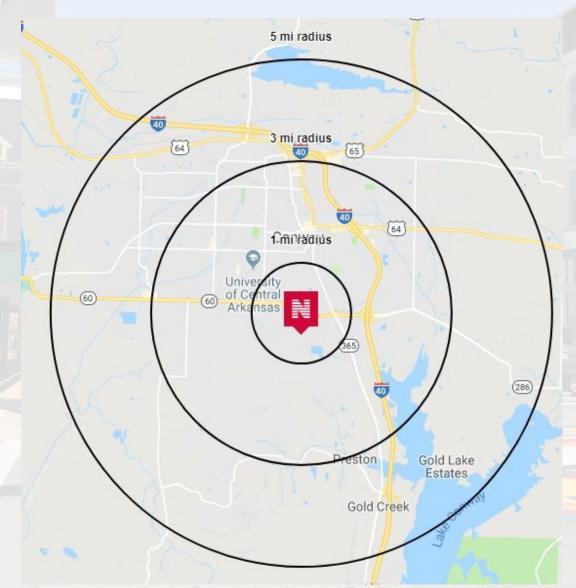
EMPLOYER	# OF EMPLOYEES
Acxiom Corporation	1,500
University of Central Arkansas	1,500
Conway Regional Health System	1,330
Conway Human Development	1,200
Conway Public School District	1,100
Hewlett Packard Enterprise	900
Wal-Mart	825





DEMOGRAPHICS

1105 Dave Ward Dr. Conway, AR



DRIVE TIMES	1 - MILE	3 - MILE	5 - MILE
Total Population	8,050	46,450	75,786
Daytime Population	3,802	28,342	35,196
Total Households	3,278	17,938	29,988
Persons Per Household	2.4	2.4	2.4
Average Household Income	\$45,800	\$58,758	\$65,637
Median Age	26.6	29.4	31.1
Median Age Male	26.11	28.55	30.41
Median Age Female	27.09	30.34	31.98





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EXCLUSIVELY LISTED BY:

Clint Bailey

Associate 501.376.6555 501.358.8280 cbailey@newmarkmtp.com

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