

CONWAY, ARKANSAS
500 AMITY ROAD

Prime Retail/Restaurant Space Fronting Interstate 40 In Conway I-40 Showroom Center



OFFERING SUMMARY

Lease Rate:	\$3,125.00 per month (MG)
Building Size:	35,785 SF
Available SF:	2,500 SF
Lot Size:	3.47 Acres
Number of Units:	8
Year Built:	1999
Zoning:	C-3
Market:	Central Arkansas
Submarket:	Conway, Arkansas

PROPERTY OVERVIEW

Modified Gross Lease with 3 year minimum. Ideal for Restaurant or Food/Beverage Business. Highly visible space with high traffic. Other Tenants in I-40 Showroom Center include Umami Sushi Lounge & Fusion Grill, Plato's Closet, Style Encore, Honey Baked Hams, UPS Store, Spectrum Paints, and Bedding Mart.

PROPERTY HIGHLIGHTS

- Finished-Out for Restaurant or Food Related Business
- Highly Visible Location
- Average Daily Traffic Counts: 66,000 on Interstate 40, 28,000 on Oak Street, 13,000 on Amity Road

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$3,125.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5A	Available	2,500 SF	Modified Gross	\$3,125 per month	Space finished out within last 5 years for nutrition store and is perfectly set up for restaurant or other food/beverage related business.

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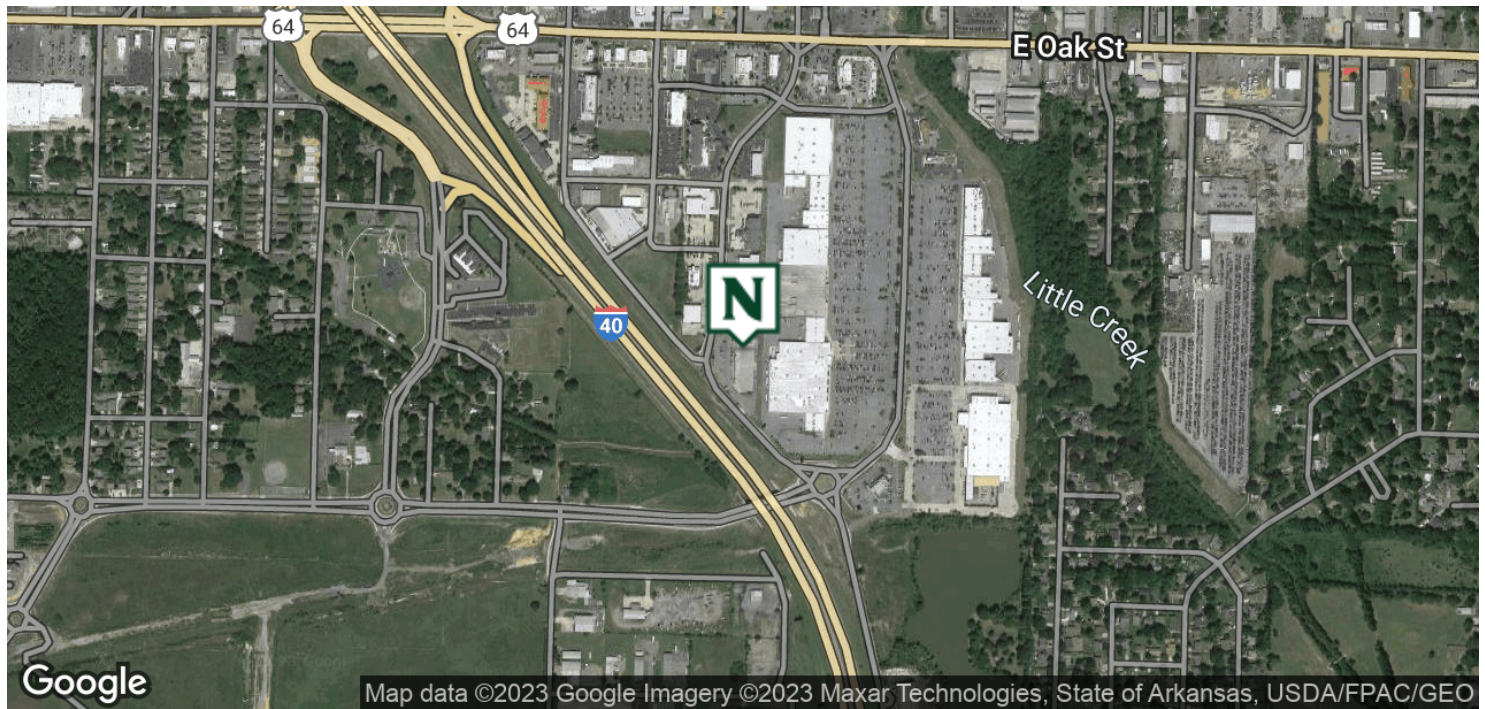
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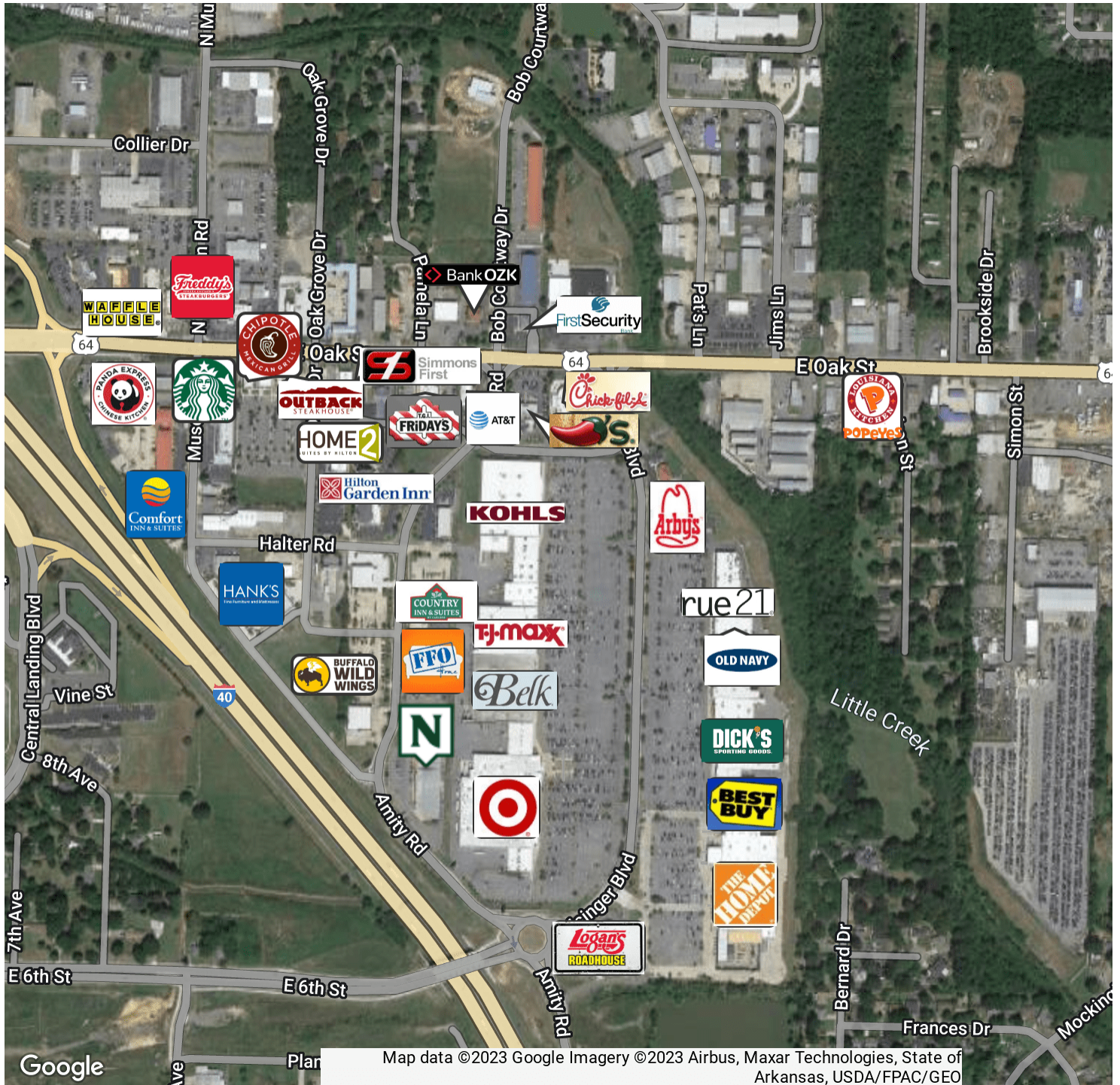
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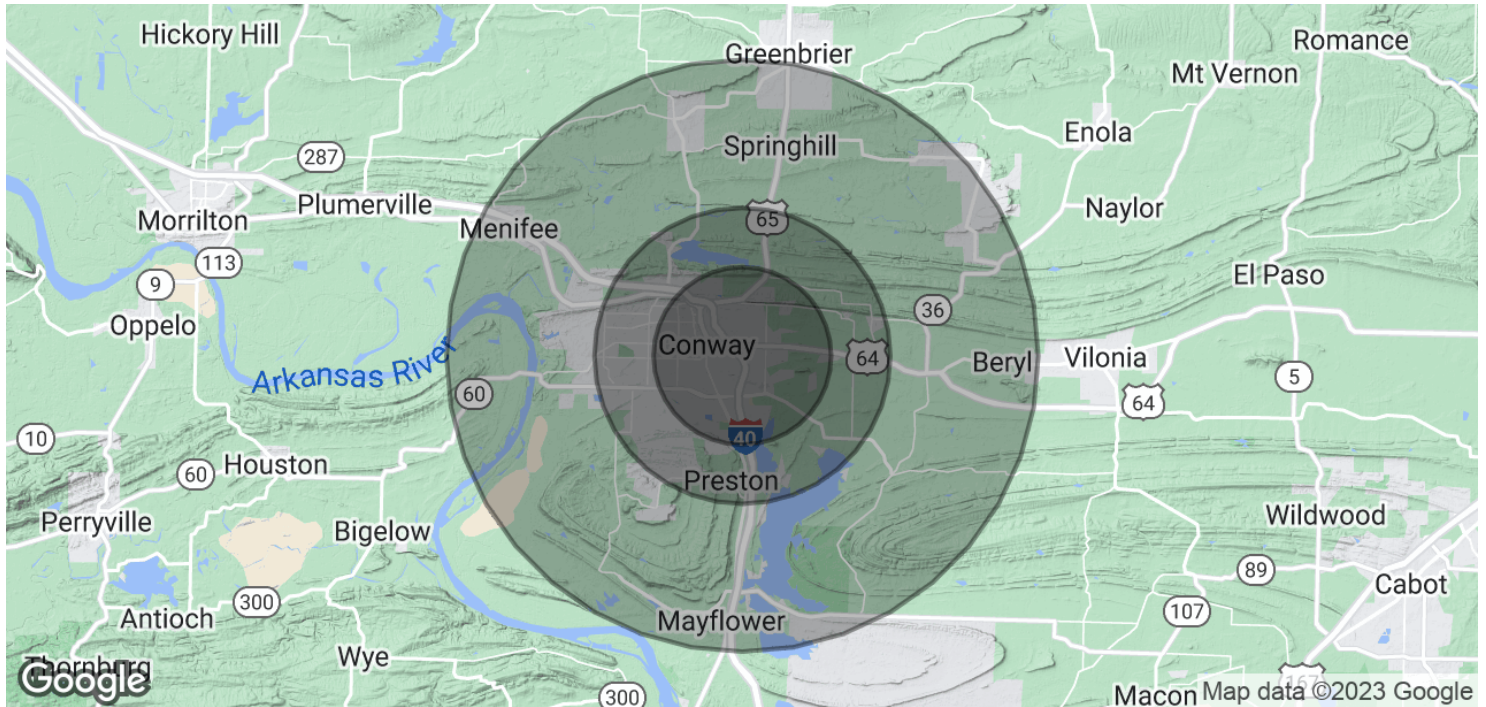
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,551	66,995	102,227
Average age	30.8	33.1	34.3
Average age (Male)	30.7	32.7	33.5
Average age (Female)	31.5	34.2	35.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	13,634	27,617	41,357
# of persons per HH	2.5	2.4	2.5
Average HH income	\$46,929	\$60,007	\$65,403
Average house value	\$141,028	\$168,362	\$172,339

* Demographic data derived from 2020 ACS - US Census

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