

## EXECUTIVE SUMMARY

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