

CONWAY, ARKANSAS

OFFICE BUILDING FOR LEASE 2104 HARKRIDER



OFFERING SUMMARY

Available SF:	± 4,354 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	± Acres
Year Built:	2000
Building Size:	± 25,000 SF
Zoning:	C-3
Market:	Central
Submarket:	Conway

PROPERTY OVERVIEW

Brannon Plaza Center is located within close proximity of I-40 and downtown Conway. It sits next to Southwestern Energies 115,000 sq.ft. office building and is surrounded by shopping, dining, entertainment, services and is adjacent to The Village at Hendrix. Surrounding businesses include: Wal-Mart, Panera Bread, The Purple Cow Restaurant, Outback, Davids Burgers, AT&T, IHOP, and much more.

PROPERTY HIGHLIGHTS

- Easy access to I-40
- Adjacent to The Village at Hendrix
- Within close proximity of the Conway Business District
- Tenant Finish Out Allowance Negotiable
- Ample parking



Newmark

Moses Tucker Partners

Matt Chandler, CCIM Senior Managing Director 501.231.5284 mchandler@newmarkmtp.com

Clint Bailey Associate Director 501.358.8280 cbailey@newmarkmtp.com

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

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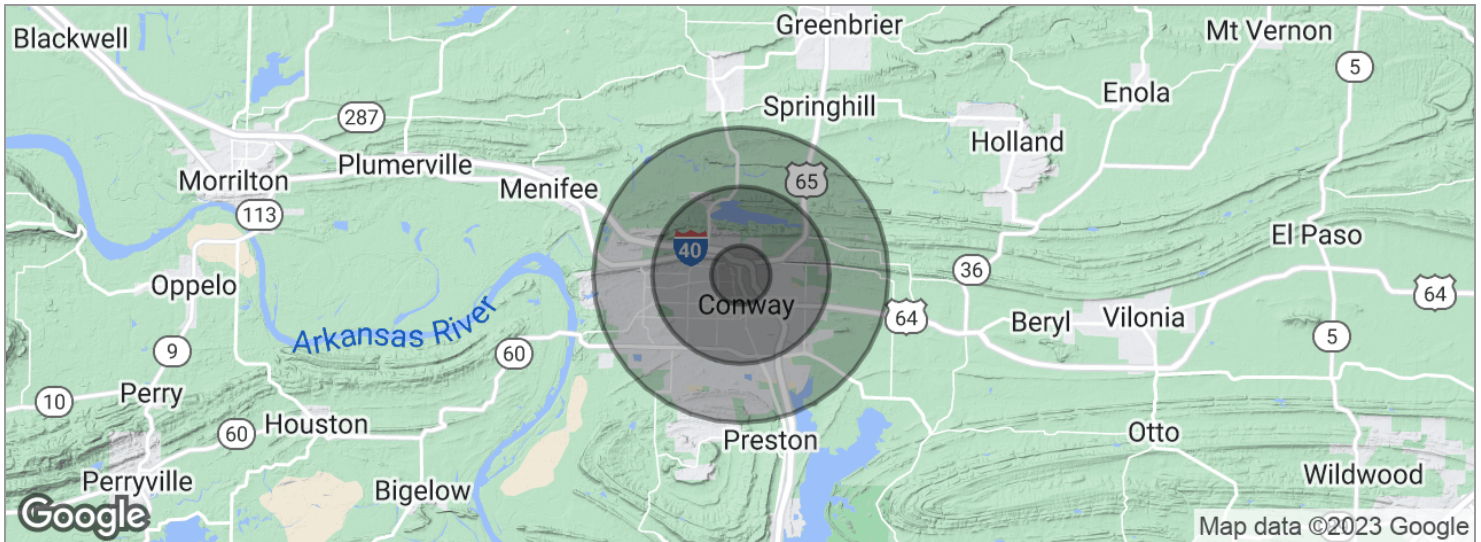
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OFFICE BUILDING FOR LEASE

2104 HARKRIDER



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,119	34,812	58,102
Median age	24.9	27.2	28.6
Median age (Male)	25.8	26.8	27.7
Median age (Female)	24.4	27.6	29.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,642	12,962	21,718
# of persons per HH	2.7	2.7	2.7
Average HH income	\$42,531	\$49,918	\$56,598
Average house value	\$180,118	\$132,450	\$132,304

* Demographic data derived from 2020 ACS - US Census



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