

RETAIL PROPERTY FOR SALE OR LEASE

912 FRONT STREET



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	± 5,500 SF
Building Size:	± 10,000 SF
Zoning:	C-1
Market:	Central Arkansas
Submarket:	Conway

LOCATION OVERVIEW

Located in historic Downtown Conway. Excellent visibility along Front St just off of Oak St. 12,000 VPD on Oak St. Conway hosts 3 colleges and 65,000 residents. This building is a short walk from dining, shopping, service, entertainment and residential opportunities.

PROPERTY HIGHLIGHTS

- Iconic building located in Historic Downtown Conway
- Newly constructed building within walking distance of dining, entertainment and other amenities
- Class A turn key restaurant space located on main floor including all furniture, fixtures, and equipment
- 4 apartments/office spaces located upstairs
- Outdoor patio, party room, and full service bar located upstairs



Newmark

Moses Tucker Partners **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

CONWAY, ARKANSAS

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200 River Market Avenue, Suite 501, Little Rock, AR 72201 | Main: 501.376.6555

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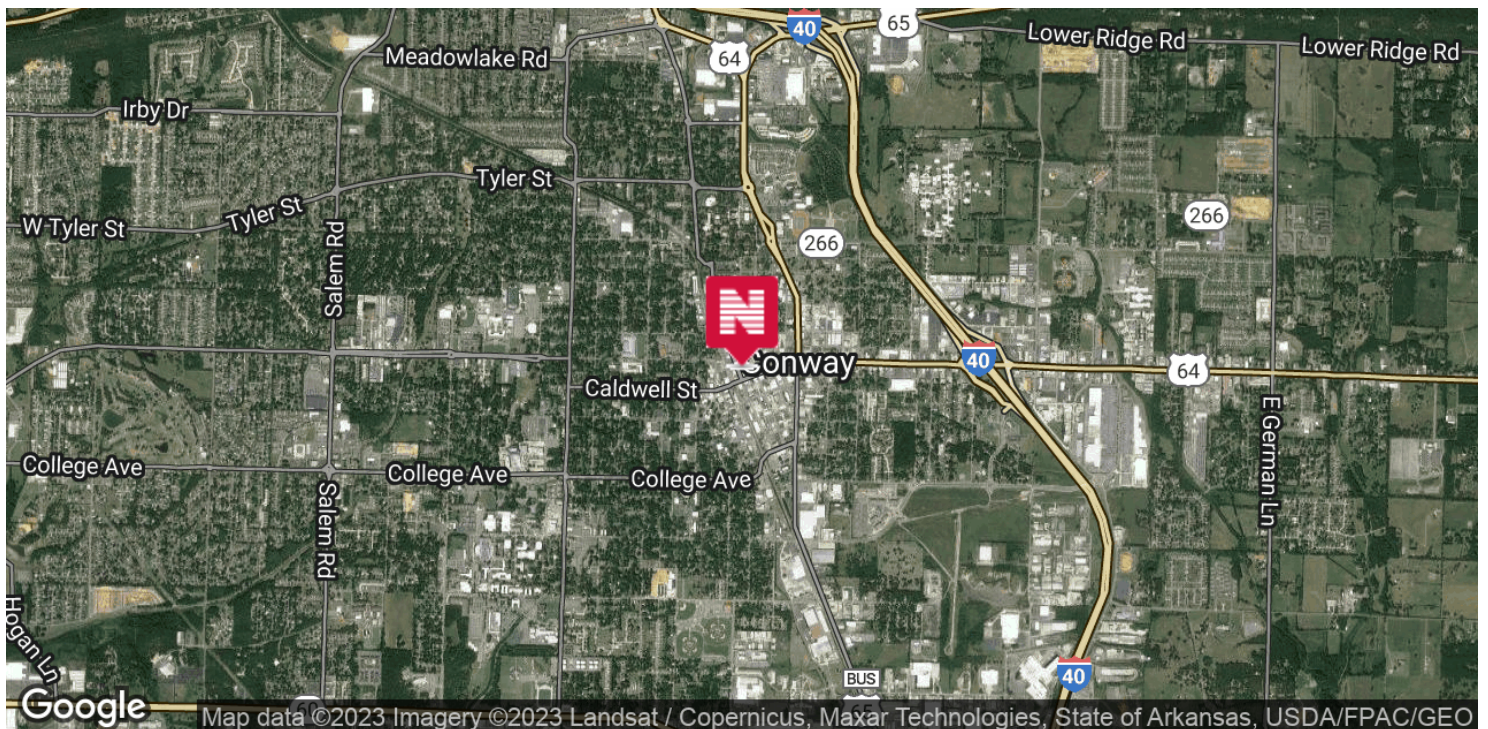
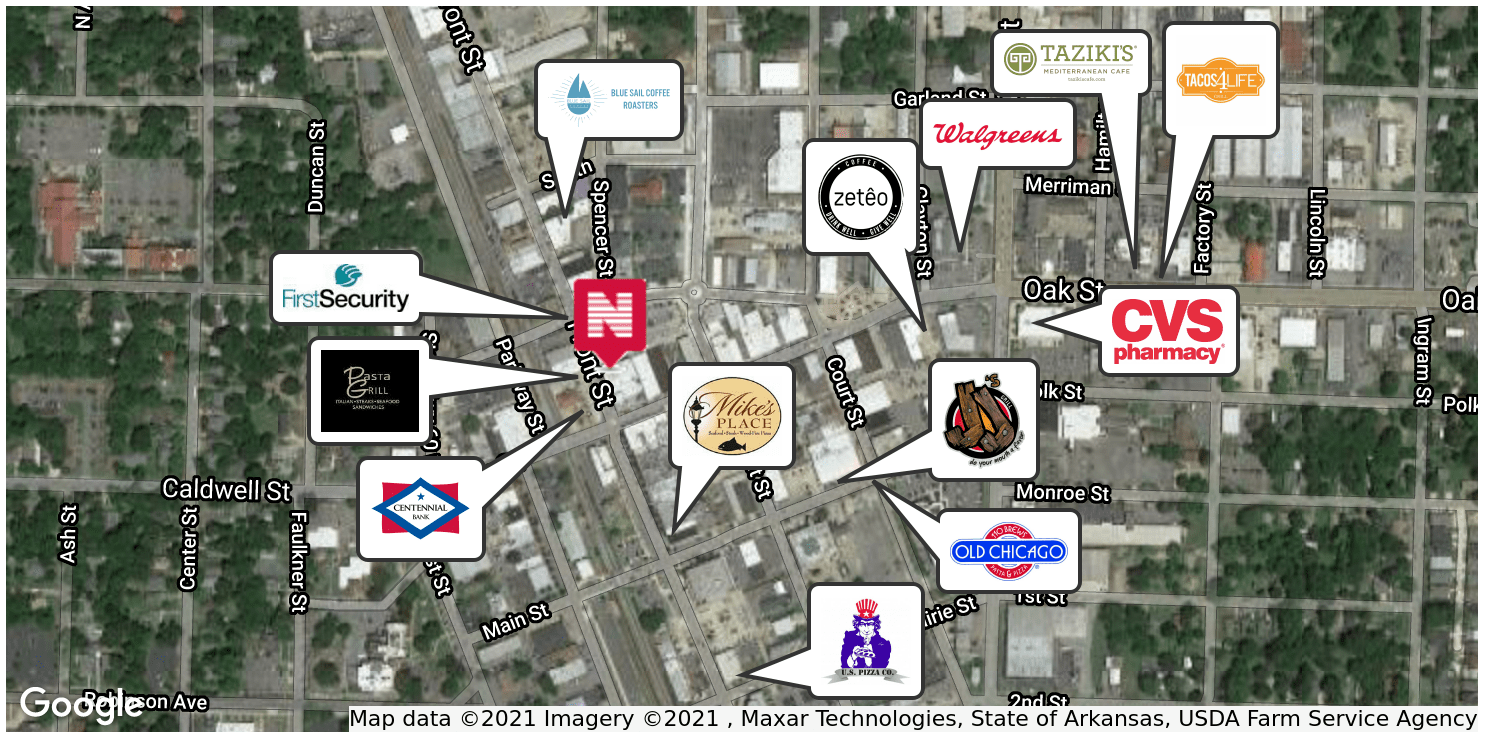
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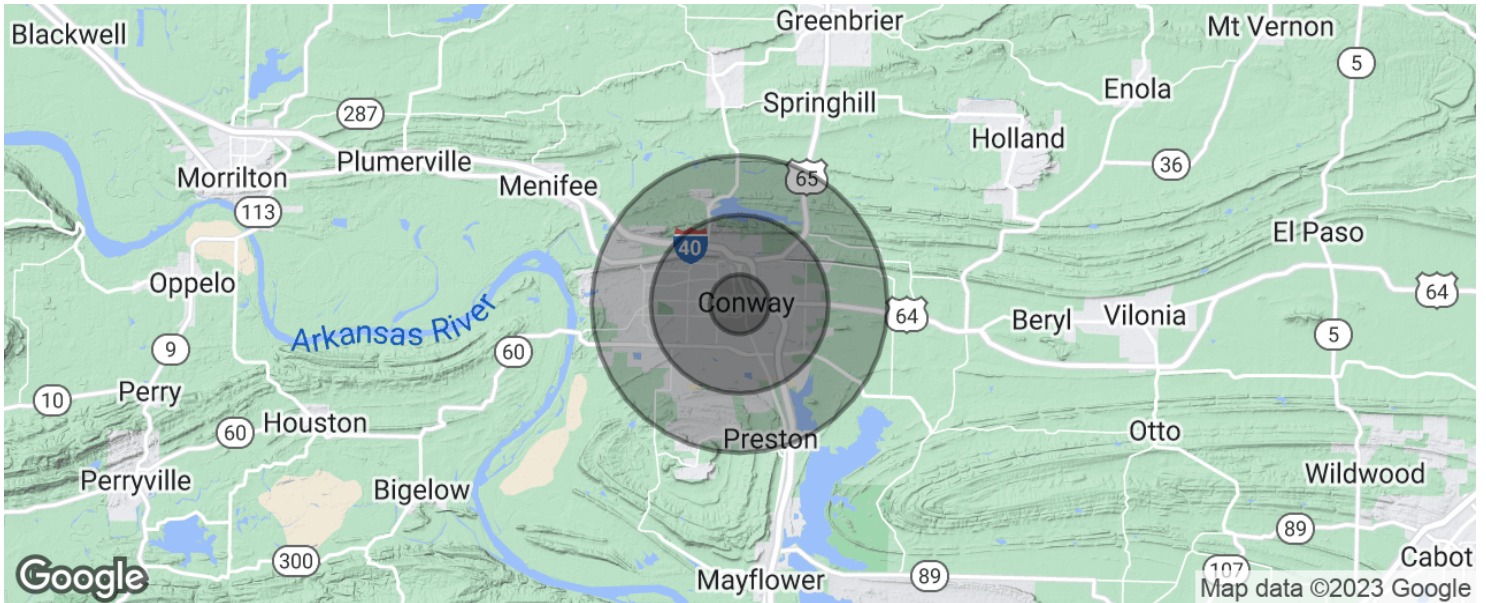
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,167	38,836	61,222
Median age	24.2	26.8	28.5
Median age (Male)	24.5	26.2	27.6
Median age (Female)	24.3	27.3	29.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,823	14,355	22,928
# of persons per HH	2.7	2.7	2.7
Average HH income	\$36,356	\$50,192	\$56,722
Average house value	\$113,218	\$131,331	\$131,178

* Demographic data derived from 2020 ACS - US Census



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