

CONWAY, ARKANSAS

OFFICE BUILDING FOR LEASE

609 LOCUST ST



OFFERING SUMMARY

Available SF:	± Fully Leased
Lease Rate:	\$10.00 SF/yr (Full Service)

PROPERTY OVERVIEW

Approximately 10,100 SF office building for lease with 3,800 SF available upstairs. Property has 10 parking spots with access to approximately 14 more to the north. Office space has a private stair well and multiple points of entry, 2 restrooms, 5 offices, a copy/file room, a reception area, area for 10+ cubicles, and a full kitchen/break room area.

PROPERTY HIGHLIGHTS

Lot Size:	± Acres
Building Size:	± 10,100 SF
Market:	Central Arkansas
Submarket:	Conway

- Located just outside of Downtown Conway
- Minutes from restaurants, shopping, and entertainment
- 3,800 SF of professional office space available
- 5 large offices, 2 restrooms, and an area for 10+ Cubicles
- Full Kitchen/ Break Room area
- Utilities included



Newmark

Moses Tucker Partners **Clint Bailey** Associate Director 501.358.8280 cbailey@newmarkmtp.com

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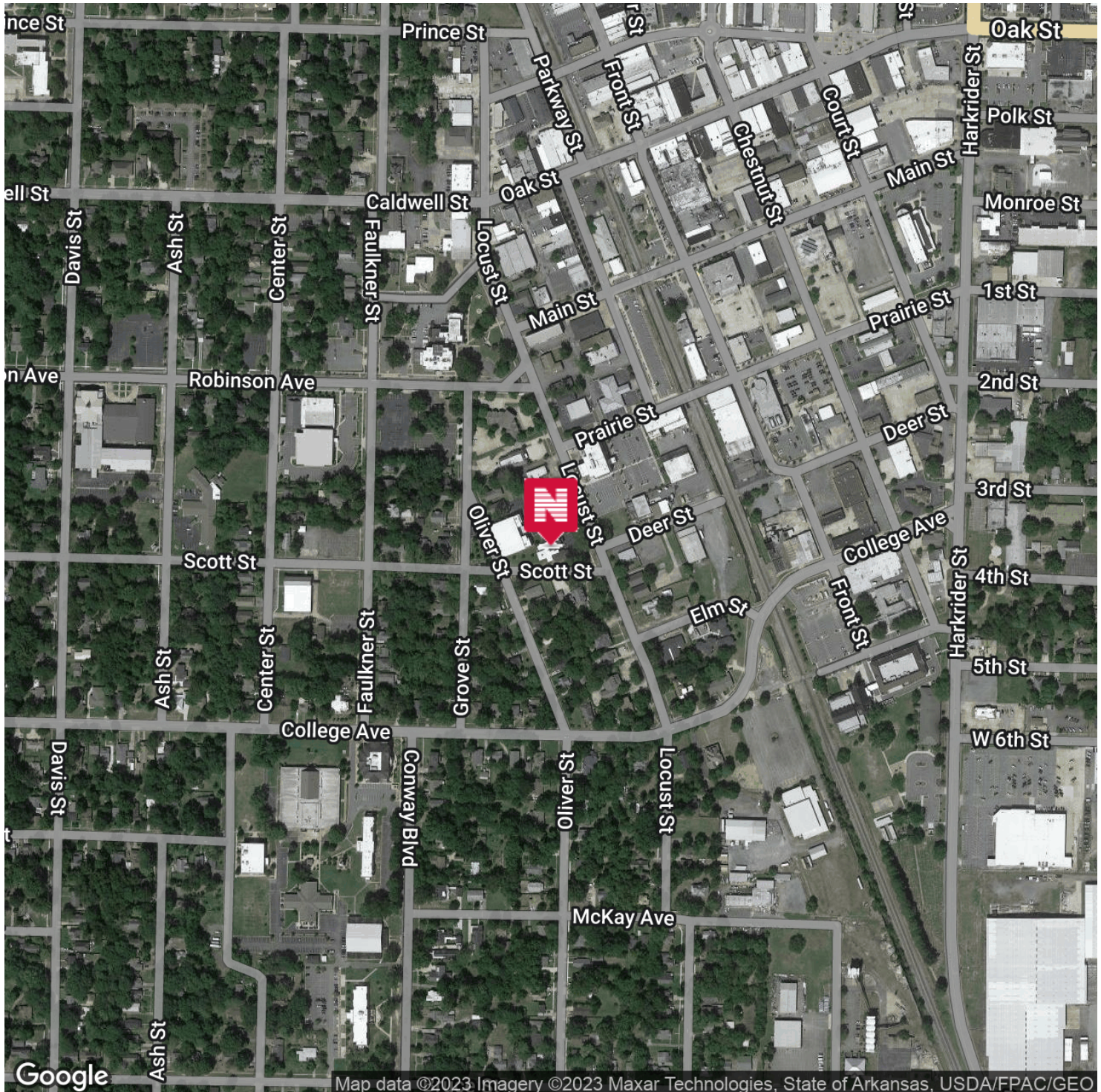
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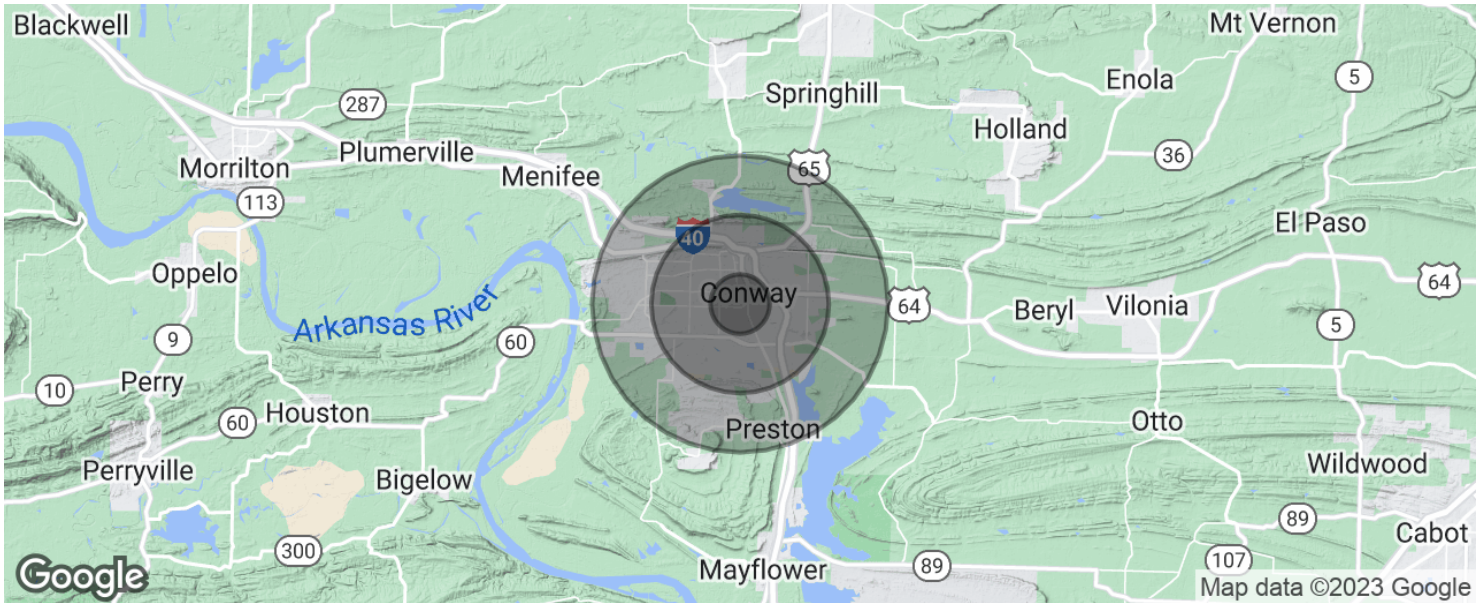
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,054	39,621	61,327
Median age	24.1	26.7	28.5
Median age (Male)	24.2	26.1	27.5
Median age (Female)	24.3	27.3	29.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,450	14,645	22,963
# of persons per HH	2.6	2.7	2.7
Average HH income	\$35,152	\$50,385	\$56,946
Average house value	\$102,362	\$131,206	\$130,741

* Demographic data derived from 2020 ACS - US Census



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