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RETAIL/OFFICE PROPERTY FOR SALE OR LEASE

1180 Collier Drive, Conway, Arkansas



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Property Understanding

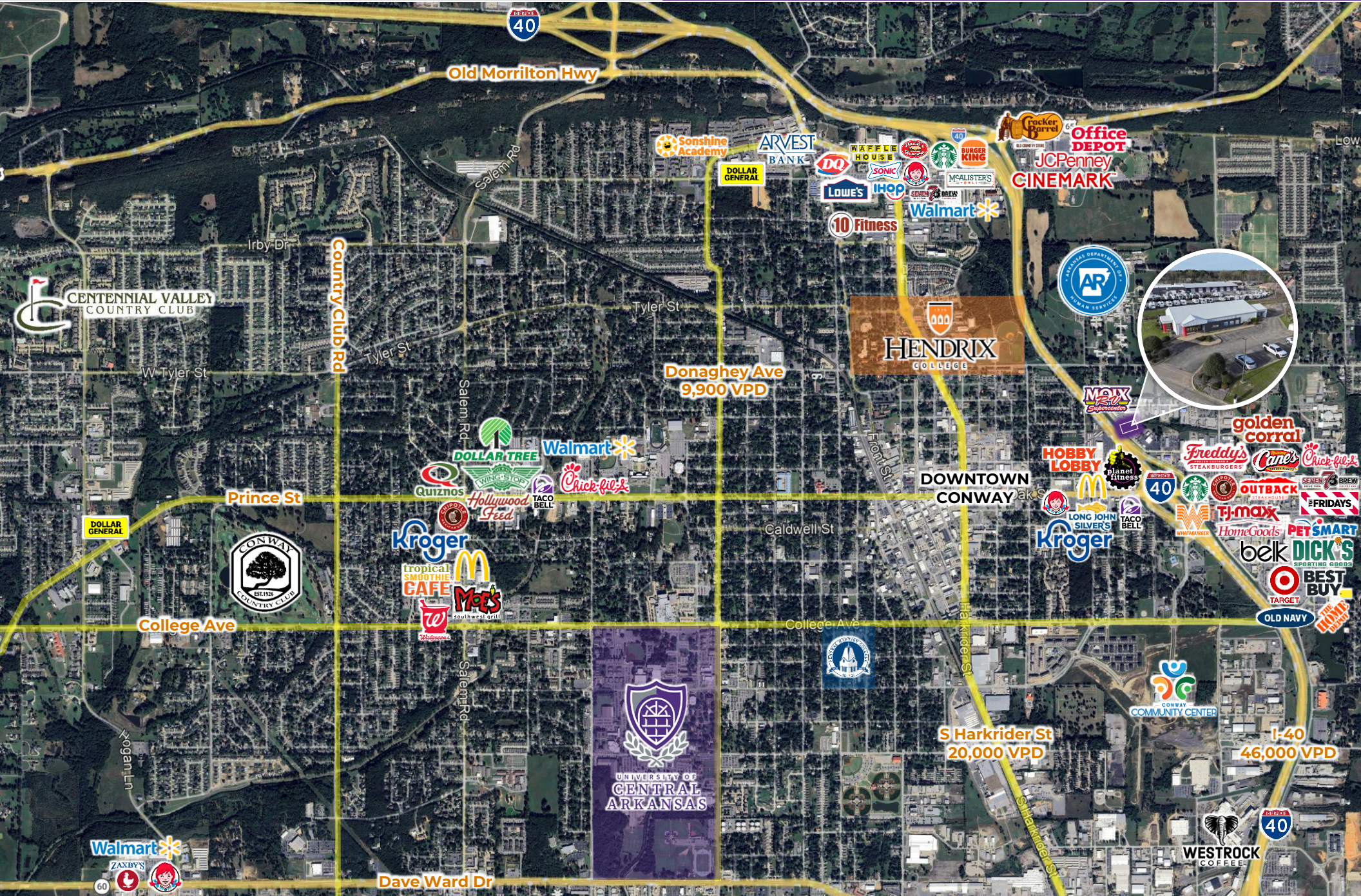
OVERVIEW

Offering	For Sale or Lease
Sale Price	\$1,475,000
Lease Rate/Type	\$20/SF/YR NNN
Address	1180 Collier Dr, Conway, AR 72032 (Opportunity Zone)
Property Type	Retail/Office
Building & Lot Size	±6,342 SF ±1.07 Acres
Year Built	1996
Zoning	C-3
Frontage	<ul style="list-style-type: none"> ○ Collier Drive – ±304 feet of frontage ○ Interstate 40 – ±304 feet of frontage
Traffic Counts	Interstate 40 – 47,000 VPD

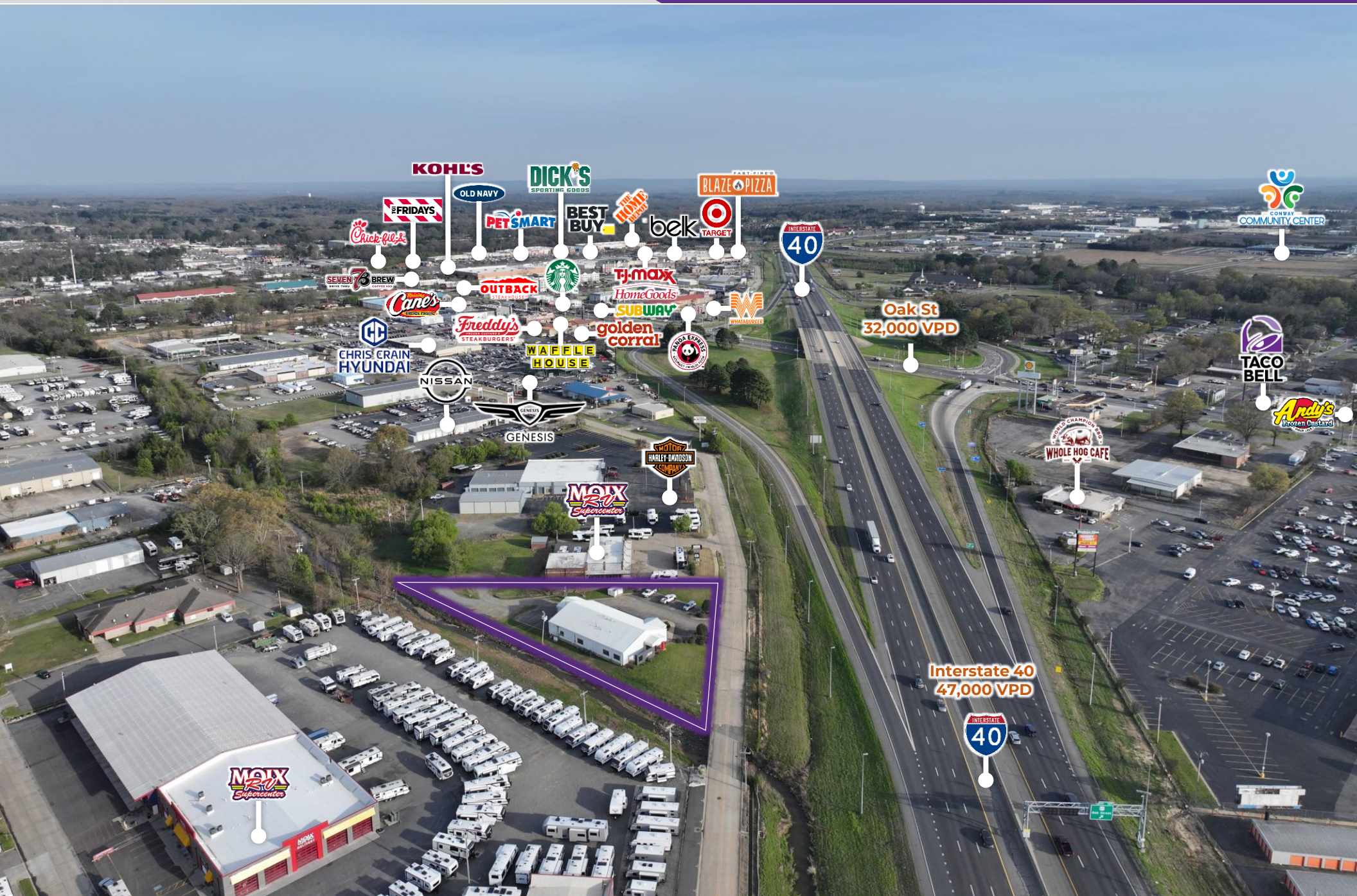
PROPERTY HIGHLIGHTS

- Highly Visible Commercial Asset: ±6,342 SF retail/office building on ±1.07 acres in one of Conway's most active commercial corridors with strong consumer activity.
- Interstate Frontage & Exposure: Approximately 304 feet of unobstructed visibility along Collier Drive and Interstate 40, providing exceptional daily exposure.
- Recent Capital Improvements: HVAC systems were recently replaced, and the office was fully renovated in 2024, offering a modernized, turnkey environment.
- Surrounded by Major Retail & Auto Users: Located steps from Conway Commons Shopping Center, a dense QSR corridor, and numerous auto dealerships; flanked by MOIX RV.
- Flexible Commercial Opportunity: Ideal for a variety of retail, showroom, office, or service-oriented users seeking high visibility along one of Conway's primary commercial routes.
- Strong Market Fundamentals: Located just off I-40 in one of Arkansas' fastest-growing cities, benefiting from Conway's expanding population, retail growth, and Interstate proximity.











Conway, Arkansas



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among towns with at least 50,000 people, Conway's growth [ranked as the 38th-fastest in the U.S.](#), with its population rising 2.9% in 2023 from 67,616 to 69,580.

The city's impressive growth is linked to its flourishing technology sector and major employers in the area, such as Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Westrock Coffee, Conway Regional Health and Insight Enterprises, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway. This amalgamation of diverse industries positions Conway as a nexus of innovation and learning. Further, the Little Rock-North Little Rock-Conway metro area is one of the country's [top 10 best places for young professionals to live](#). In Conway, most residents choose to work within the city rather than commute elsewhere.

Conway's long-standing status as a college town is driven by the three academic institutions that call the city home: the University of Central Arkansas (UCA), Hendrix College and Central Baptist College. UCA sees an annual student population of ~12,000, making it one of the largest college institutions in Arkansas.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

42,274

74,535

108,695

Households

16,526

29,536

42,434

Average Age

35.2

36.3

37.5

Average Household Income

\$77,829

\$90,497

\$93,762

Businesses

1,997

2,480

2,972

**Demographic details based on property location*

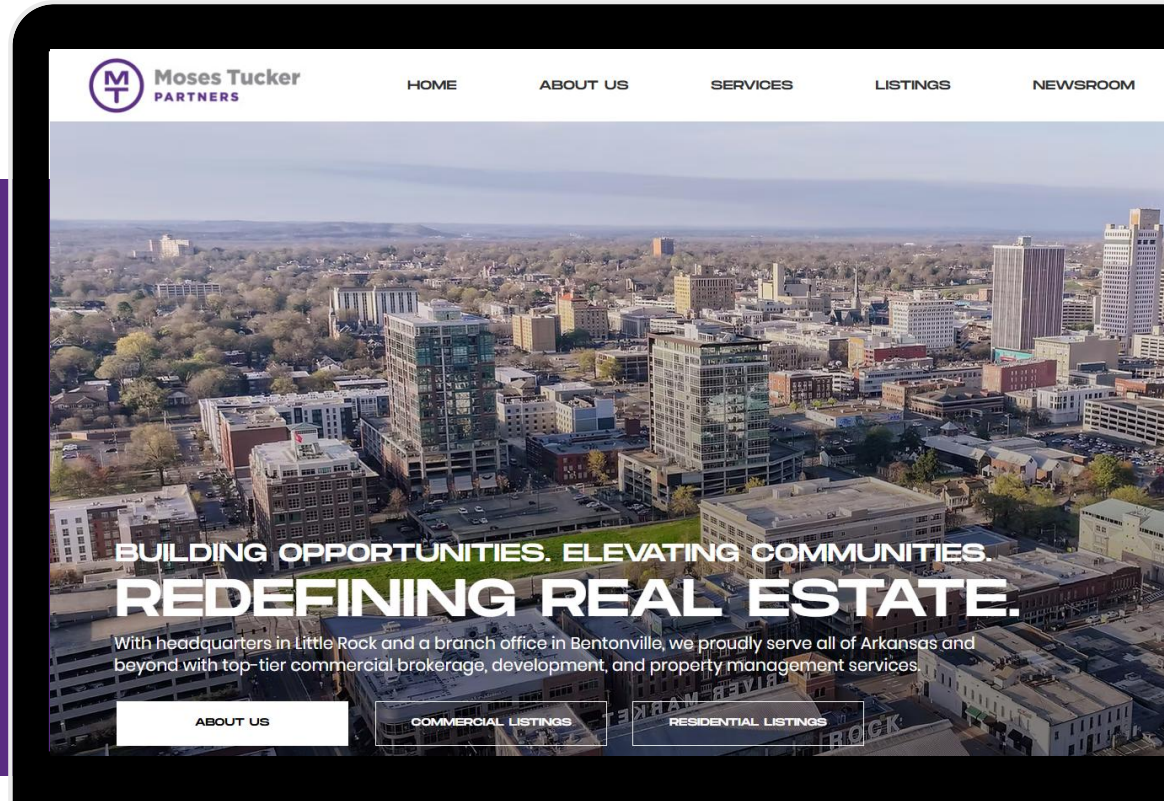
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