

100% LEASED RETAIL SPACES FOR SALE

STABLE CASH FLOW | NNN LEASES | STRONG TENANT MIX

1020 HOLIDAY DRIVE, CONWAY, AR 72034

P4

Realty Group



GEORGE PETROV

George@P4RealtyGroup.com
501.413.3664

This 7,000 SF **multi-tenant retail property is fully leased** with a mix of service-oriented tenants. The asset offers **stable cash flow with 3% annual rent escalations** and NNN lease structure, minimizing landlord expenses. Located in Conway, AR, the property benefits from **strong local demographics** and **consistent tenant demand**.

Features:

- 7,000 SF Multi-Tenant Retail Property
- 100% Occupied
- NNN Lease Structure (Low Landlord Responsibility)
- 3% Annual Rent Increases
- Strong Local Demographics & Tenant Demand
- **NOI: ~\$89K** (Based on 2027 NOI)
- **Expenses: Fully recoverable** via NNN leases starting in 2027

PRICE: \$1,195,000 | CAP RATE: 7.5%

LOCATION

Located in Conway, Arkansas, 1020 Holiday Drive sits within a **growing retail corridor** supported by strong local population growth and **steady consumer demand**. The surrounding area features a mix of residential neighborhoods, retail centers, and service-oriented businesses, driving **consistent traffic to the property**.

The asset benefits from **excellent accessibility and visibility**, making it an attractive location for long-term tenants and **investors seeking stable retail performance**.

The property is positioned within close proximity to **major thoroughfares** and **established retail nodes**, providing **convenient access** for customers and employees. Continued growth in the Conway market supports long-term tenant stability and sustained occupancy.



CLOSE BY

- Kroger Marketplace
- Walmart Neighborhood Market
- University of Central Arkansas
- Central Baptist College
- Hendrix College
- Conway High School
- Laurel Park
- Tucker Creek Trail
- Gatling Park
- Conway Regional Medical Center
- Conway Regional Health & Fitness Center
- Conway Tennis Center