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# RETAIL/MEDICAL OFFICE SPACE FOR LEASE

## 2100 Meadowlake Road, Conway, AR



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## Property Understanding

### OVERVIEW

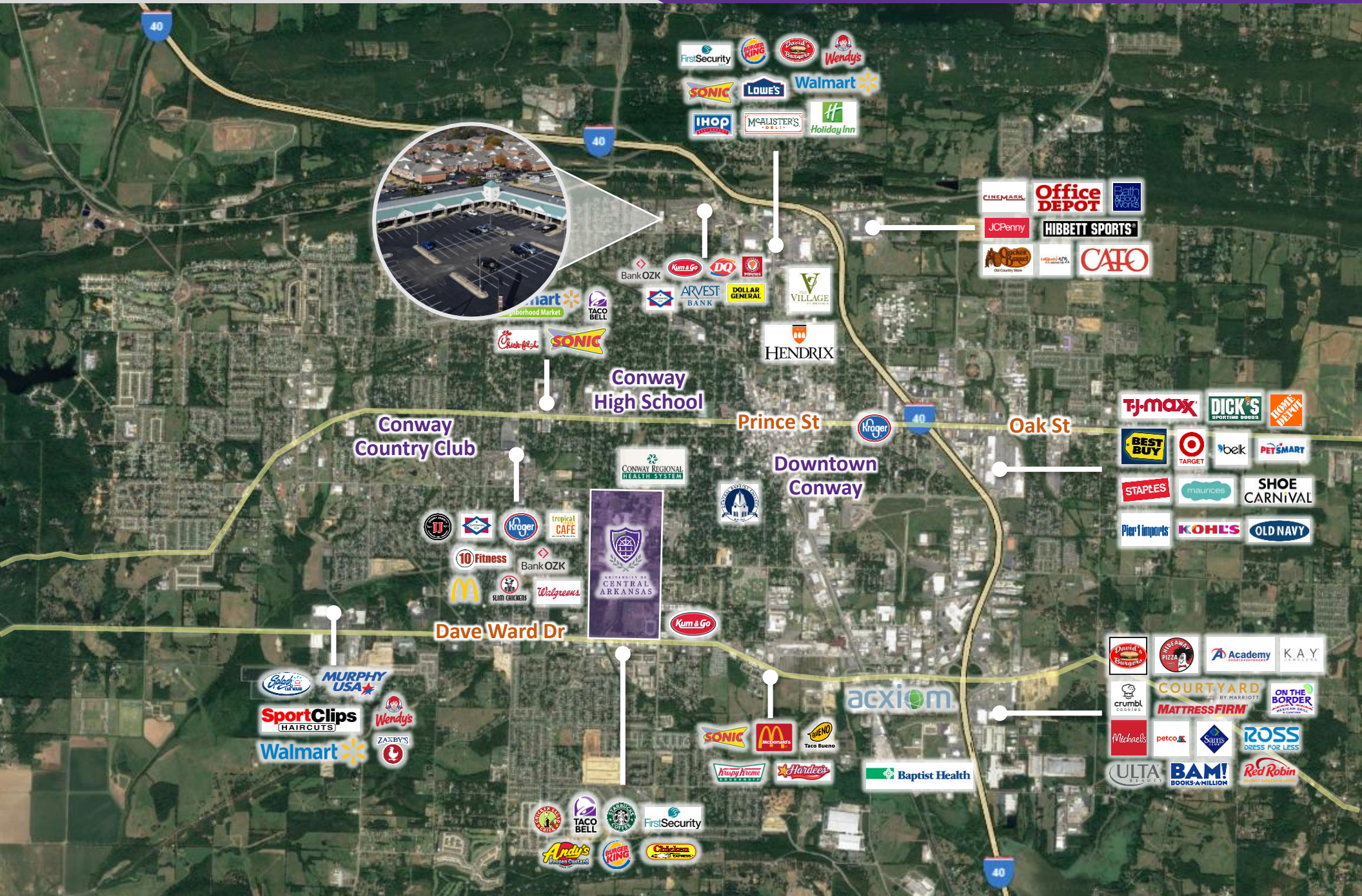
<b>Offering</b>	For Lease
<b>Address</b>	2100 Meadowlake Road, Conway, AR 72032
<b>Property Type</b>	Retail/Medical Office
<b>Lease Rate/Type</b>	\$16.00/SF/NNN
<b>Available SF</b>	Suite 7 – ±3,728 SF
<b>Building Size</b>	±19,000 SF
<b>Year Built</b>	1998
<b>Lot Size</b>	±1.84 Acres
<b>Zoning</b>	C-2
<b>Parking</b>	104 surface spaces

### PROPERTY HIGHLIGHTS

- This property is located in a vibrant commercial environment near a diverse mix of restaurants, retail stores, offices, and other businesses
- Suite 7 has an existing medical grade finish-out with an x-ray room and exam rooms with sinks
- Recent updates to the center include new parking lot resurfacing and landscaping
- Excellent visibility at the signalized intersection of Donaghey Ave (9,900 VPD) and Meadowlake Rd (6,000 VPD) in a densely populated area
- Located near the University of Central Arkansas (1.9 miles), Hendrix College (1.4 miles), and Conway Regional Hospital (2.0 miles)
- Less than 1 mile to Interstate 40 (46,000 VPD)
- Nearby retailers include Walmart, Lowe's, Kum & Go, Dairy Queen, and more
- Notable tenants include Townley Pool & Spa, KidSource Therapy, Hurley Chiropractic, Cosmo Beauty Supply, and L&M Donuts

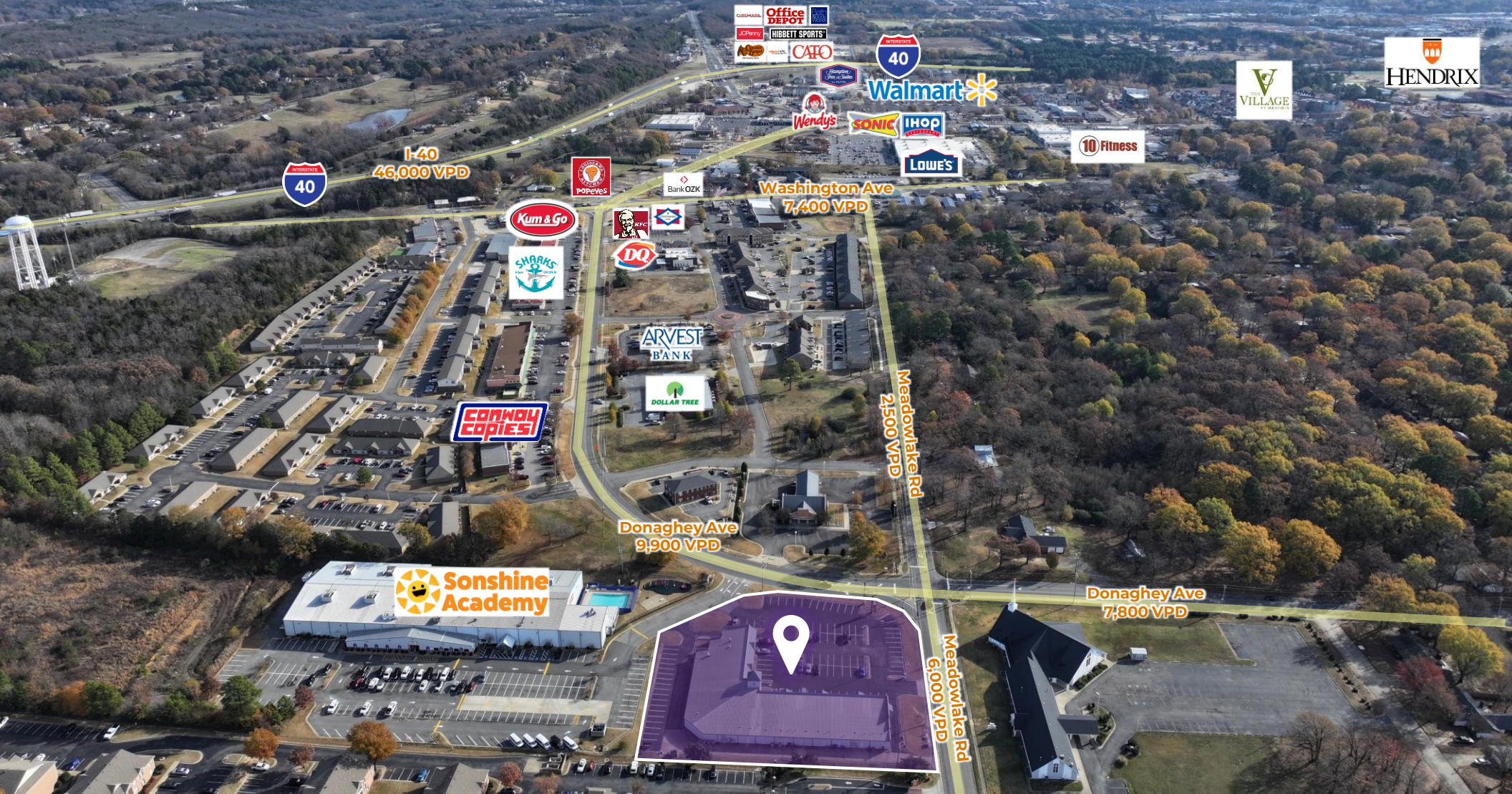








## LOOKING EAST

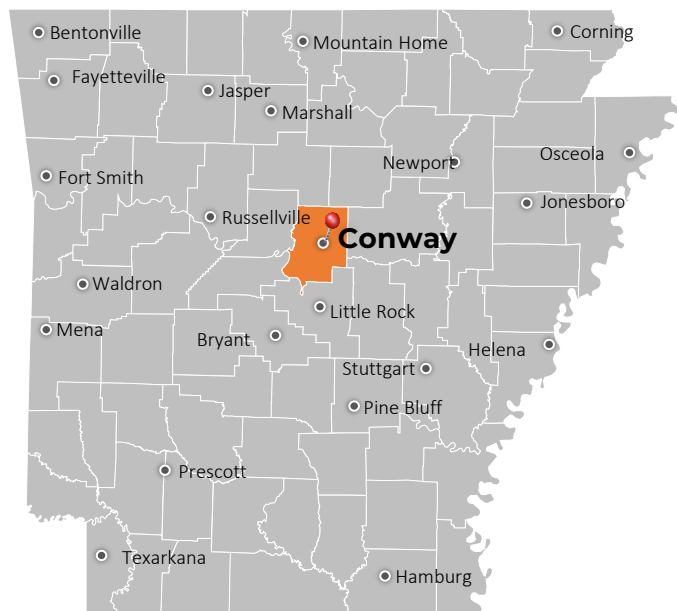








## Conway, AR



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\*

	3 MILES	5 MILES	10 MILES
Population	57,990	70,131	98,492
Households	23,067	27,472	38,731
Average Age	35.2	35.9	37.1
Average Household Income	\$69,574	\$72,864	\$73,953
Businesses	1,812	2,290	2,683

*\*Demographic details based on property location*



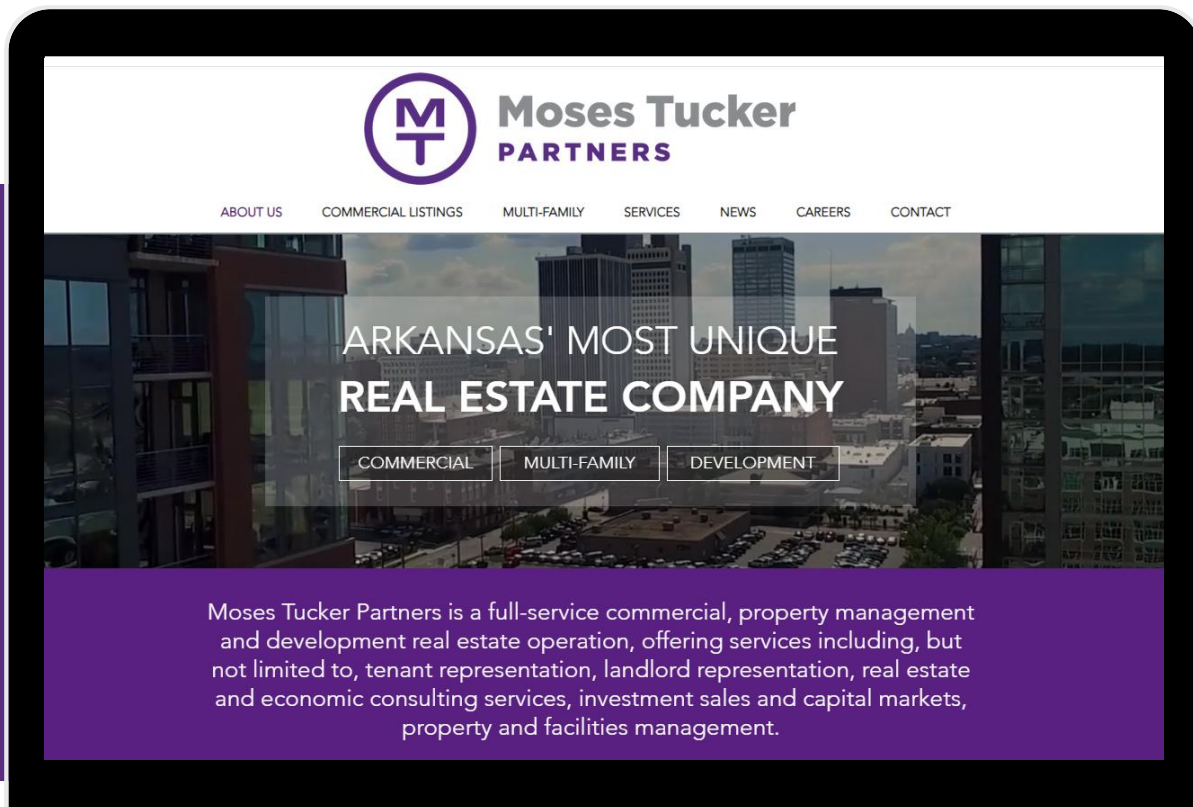
# CONNECT

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