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# RETAIL/OFFICE SPACE FOR LEASE

## 1150 Museum Road, Conway, AR



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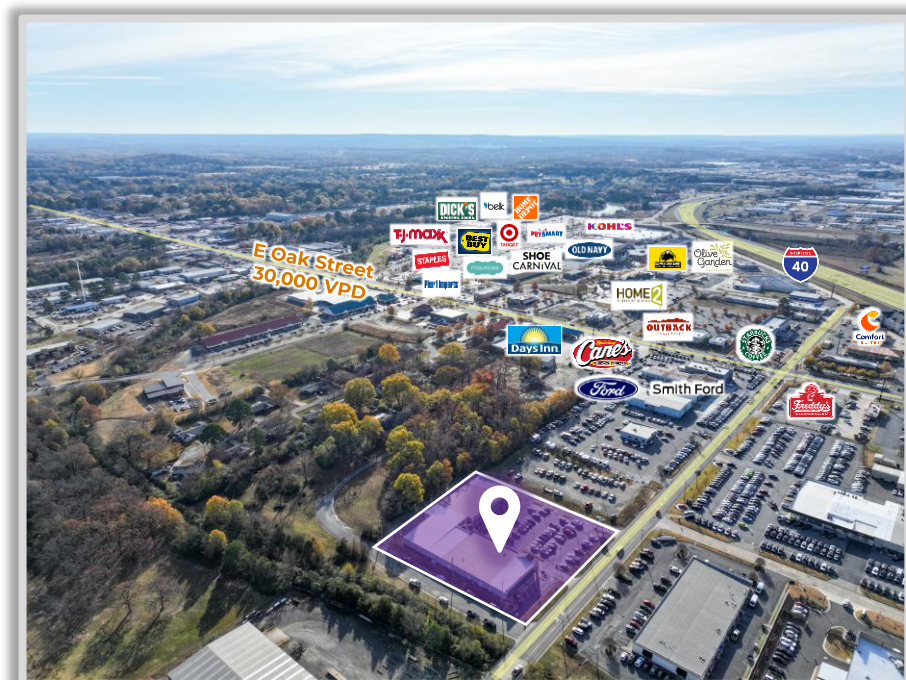
## Property Understanding

### OVERVIEW

Offering	For Lease
Address	1150 Museum Road
City/State	Conway, AR 72032
Property Type	Retail/Office
Lease Rate	\$10.00 - \$17.50/SF/YR
Lease Type	Modified Gross
Available SF	<ul style="list-style-type: none"> <li>○ Suite 101: ±2,100 SF</li> <li>○ Suite 113: ±1,385 SF</li> <li>○ Suites 106 &amp; 108: ±2,100 – 10,655 SF</li> </ul>
Building Size	±24,692 SF
Year Built	1996
Lot Size	±1.87 Acres
Zoning	C-3

### PROPERTY HIGHLIGHTS

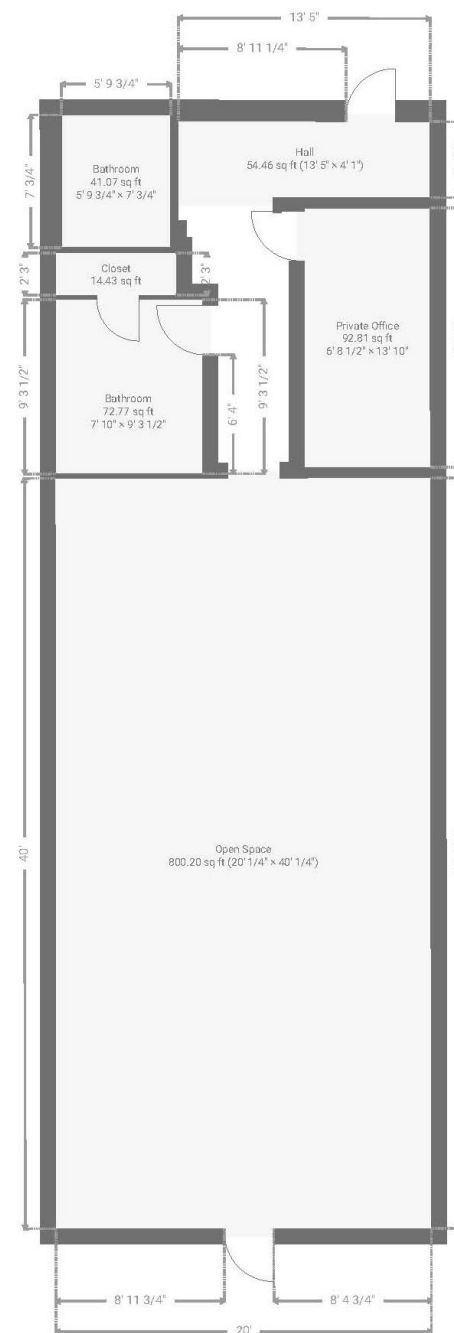
- Located on the new Museum Road extension connecting Hwy 64 to Hwy 65
- Suite 101: Features 3 large offices, 1 large conference room, and a storage area with two 12 ft roll-up doors
- Suites 106 – 108: Features 6,300 SF of office with 4,355 SF of warehouse space
- Less than 1 mile from the Conway Commons shopping plaza, tenants include Best Buy, Target, Home Depot, Belk, Kohl's, and many more
- Within proximity of several schools and next to the new Conway Soccer Complex
- 125 parking spaces



**Suite 101**  
±2,100 SF



**Suite 113**  
±1,385 SF



**Suites 106—108** \*Subdividable  
±2,100 – 10,655 SF





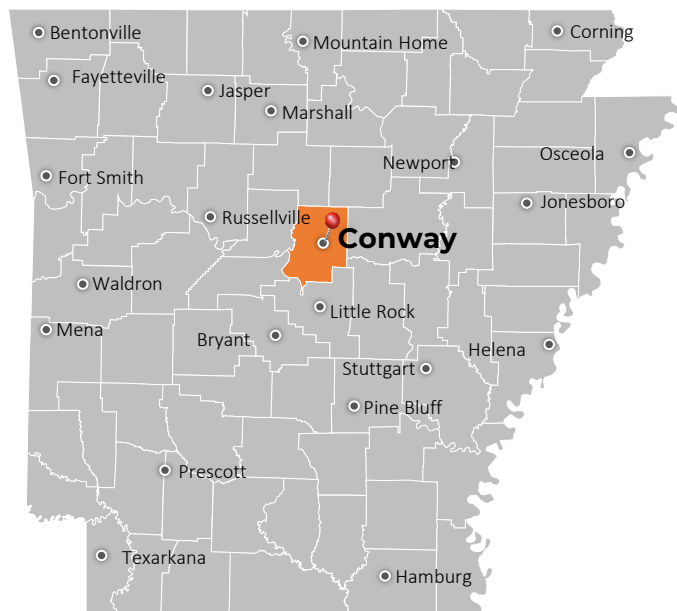


# MARKET MAP





## 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\*

#### Population

#### 3 MILES

#### 5 MILES

#### 10 MILES

#### Households

#### Average Age

#### Average Household Income

#### Businesses

22,676

63,627

109,512

8,738

24,937

42,631

36.4

36.1

37.2

\$68,162

\$72,888

\$81,106


1,299

2,231

2,889

*\*Demographic details based on property location*

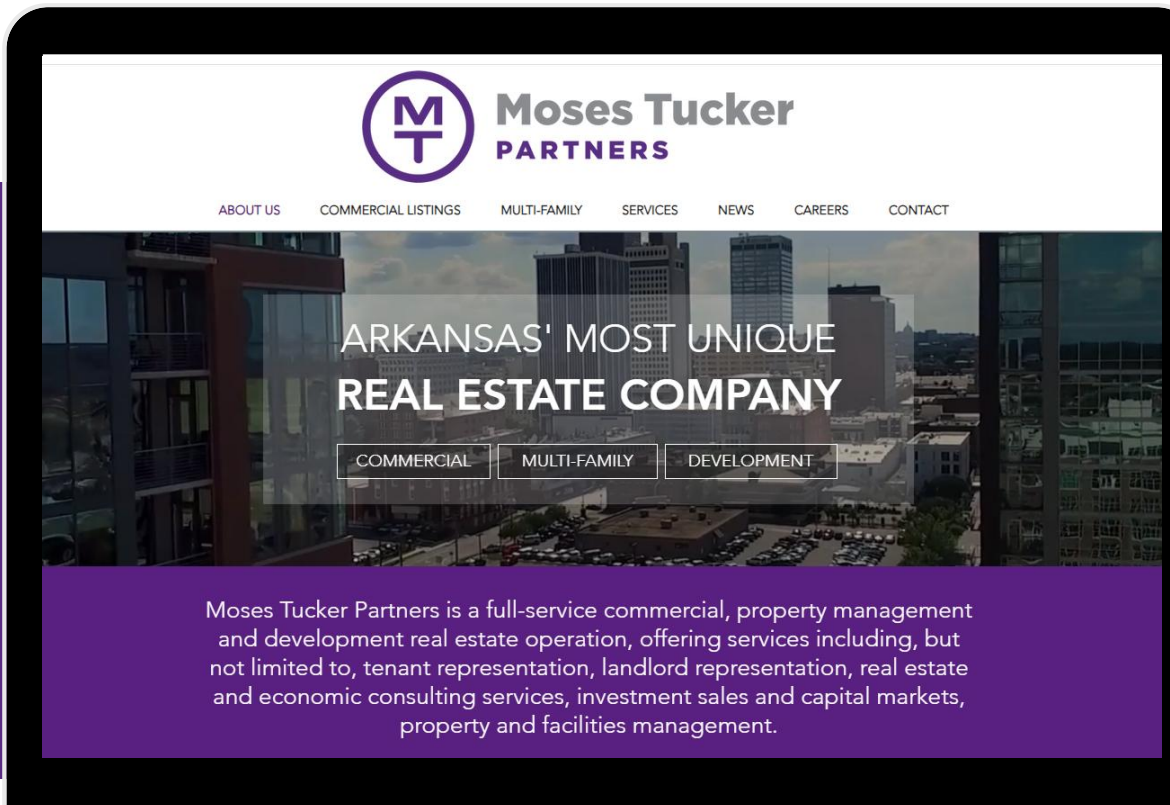
# CONNECT

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