

PRIME COMMERCIAL LOT

Superior Dr & Landmark Dr | Conway, AR 72032



- LEWIS CROSSING SHOPPING CENTER**
- sam's club
 - ROSS DRESS FOR LESS
 - at&t
 - ON THE BORDER MEXICAN GRILL & CANTINA
 - ME Massage Envy
 - petco
 - five BELOW
 - DOLLAR TREE
 - Michaels
 - T-Mobile
 - BAM! Academy
 - ULTA BEAUTY

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 bpuddephatt@kelleycp.com



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AVAILABLE

±9.24 acres commercial land

PRICE

\$8.00/SF

COMMENTS

- Level commercial lot strategically located near Baptist Medical Center
- Ideally suited for medical offices or related services
- Zoned C-3 - Highest Commercial Zoning Available
- All utilities are in close proximity to the property with easy access from South Harkrider St
- Impact fee exempt zone

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,638	35,160	57,500	69,080
AVERAGE HH INCOME	\$69,500	\$54,754	\$67,969	\$70,144
TOTAL HH	204	12,788	26,607	38,378

TRAFFIC COUNTS

I-40: 64,700 VPD

S. Harkrider St: 4,700 VPD



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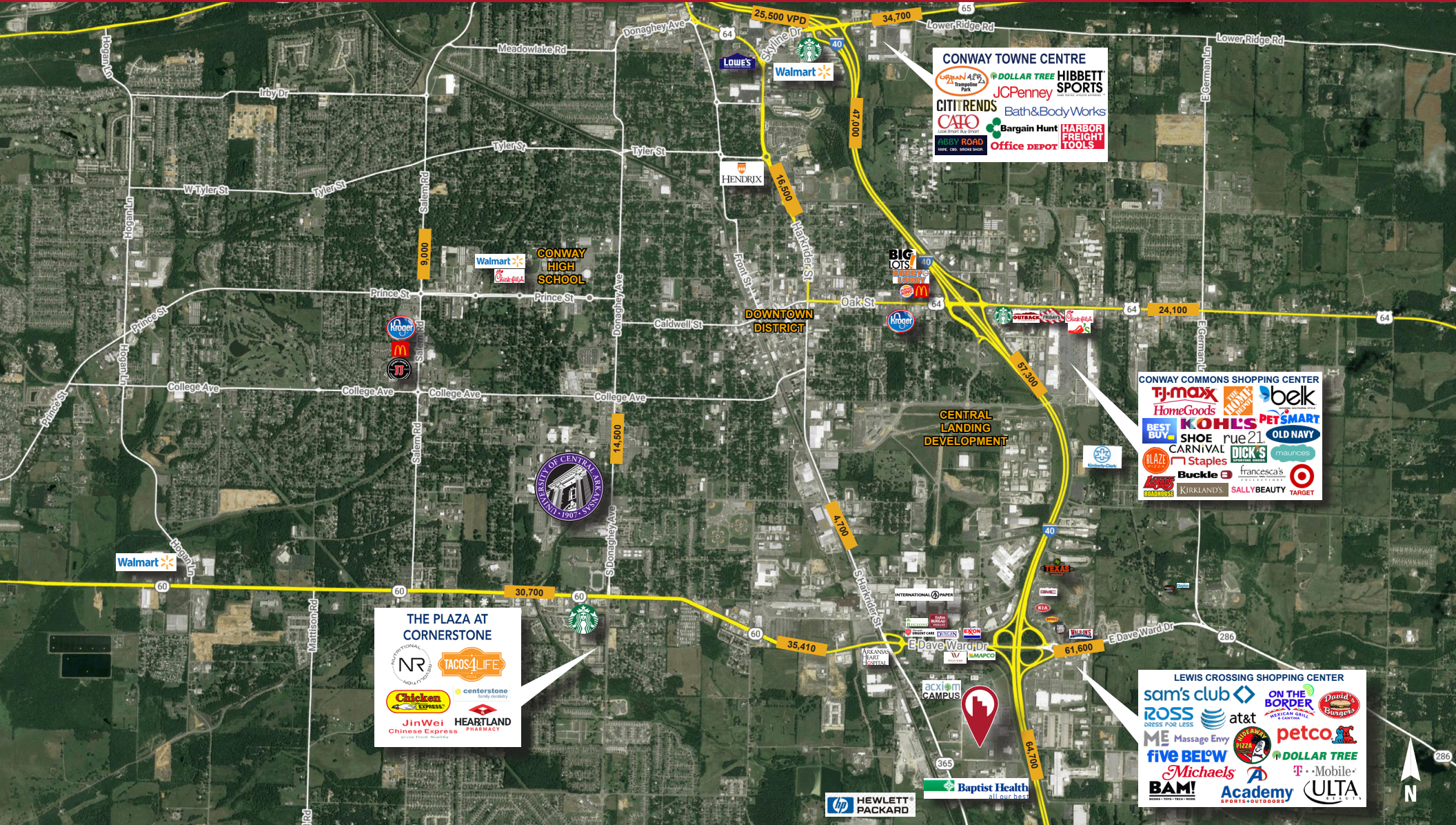
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**KELLEY COMMERCIAL
PARTNERS**

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



BILL PUDDEPHATT, CCIM
AGENT

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



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RETAIL ADVISORS