

FOR

Release

TURN-KEY RESTAURANT

2,205sf

2235 DAVE WARD DRIVE | CONWAY, AR



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.



est. 2010

PROPERTY OVERVIEW

This fully-built-out restaurant space offers an exceptional opportunity for a restaurant user seeking a prime location in a rapidly developing area. With 2,205 square feet of interior space and an expansive 1,000 square-foot patio, this property is ideal for a variety of food concepts, from a sit-down coffee shop to a quick-serve restaurant.

Located directly across from the University of Central Arkansas, this space benefits from high foot traffic and proximity to a vibrant community of students, faculty, and residents. The area is surrounded by significant new development, making it a prime location for businesses looking to capitalize on the area's growth and demand.

This space is move-in ready, offering an economical solution for a quick and seamless opening. Take advantage of this fantastic opportunity to establish your restaurant in a high-traffic, up-and-coming area.

HIGHLIGHTS

- 2,205 SF interior fully equipped for restaurant use
- 1,000 SF patio perfect for outdoor dining
- Prime location across from University of Central Arkansas
- Surrounded by new and meaningful development
- Turnkey space with all restaurant equipment included
- Ideal for a coffee shop, quick-serve, or sit-down restaurant

FOR LEASE

\$22.00/SF

NNN



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

FOR LEASE: 2,205 SF TURN KEY RESTAURANT WITH 1,000 SF PATIO - ACROSS FROM UCA

NATHAN ELLER | EXECUTIVE BROKER

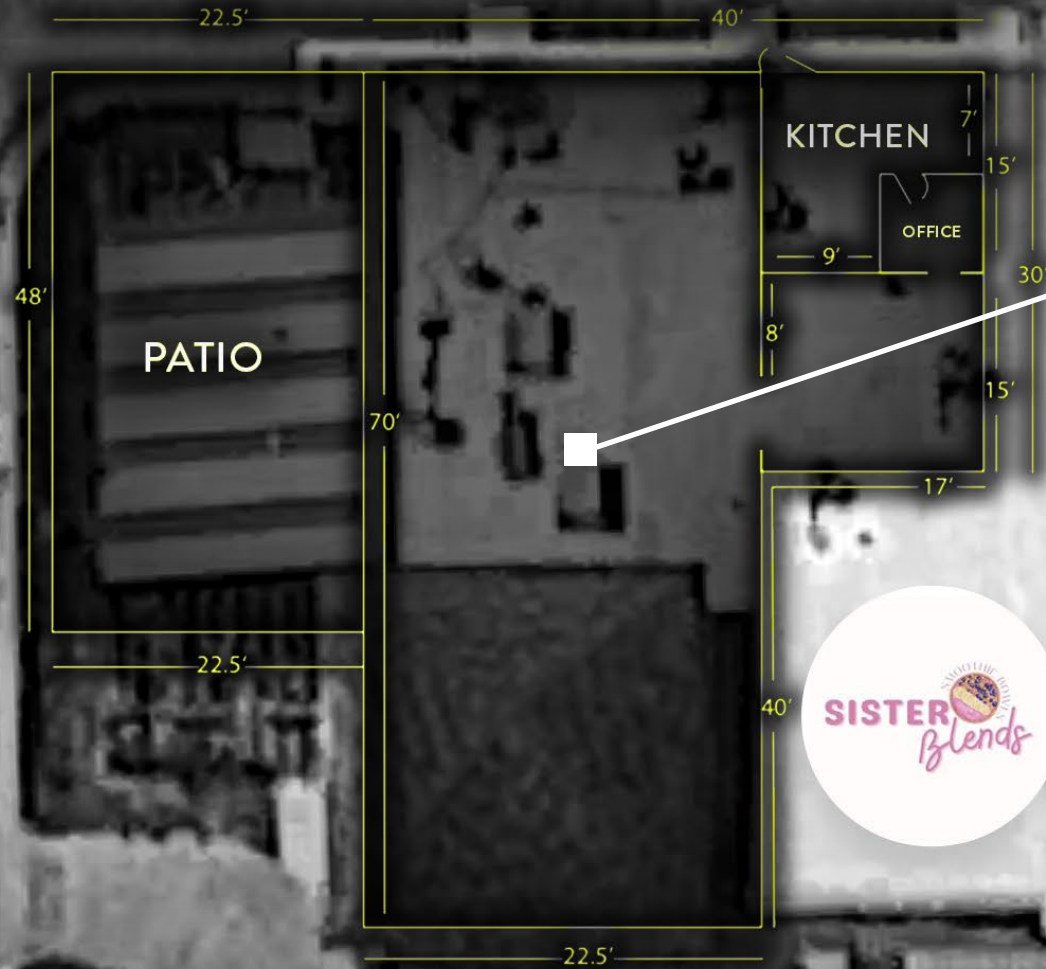
HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



EST. 2010

PHOTO: S



- EQUIPMENT LIST:**
- 10' Vent Hood
 - Walk-in cooler
 - Refrigerated prep table
 - Steam Table
 - 3 - 40lb Fryers
 - 60 - Griddle
 - 48" Oven / Cooktop
 - Multiple prep tables and shelves
 - Booths, chairs, and tables (seats 60 inside)



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

FOR LEASE: 2,205 SF TURN KEY RESTAURANT WITH 1,000 SF PATIO - ACROSS FROM UCA

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

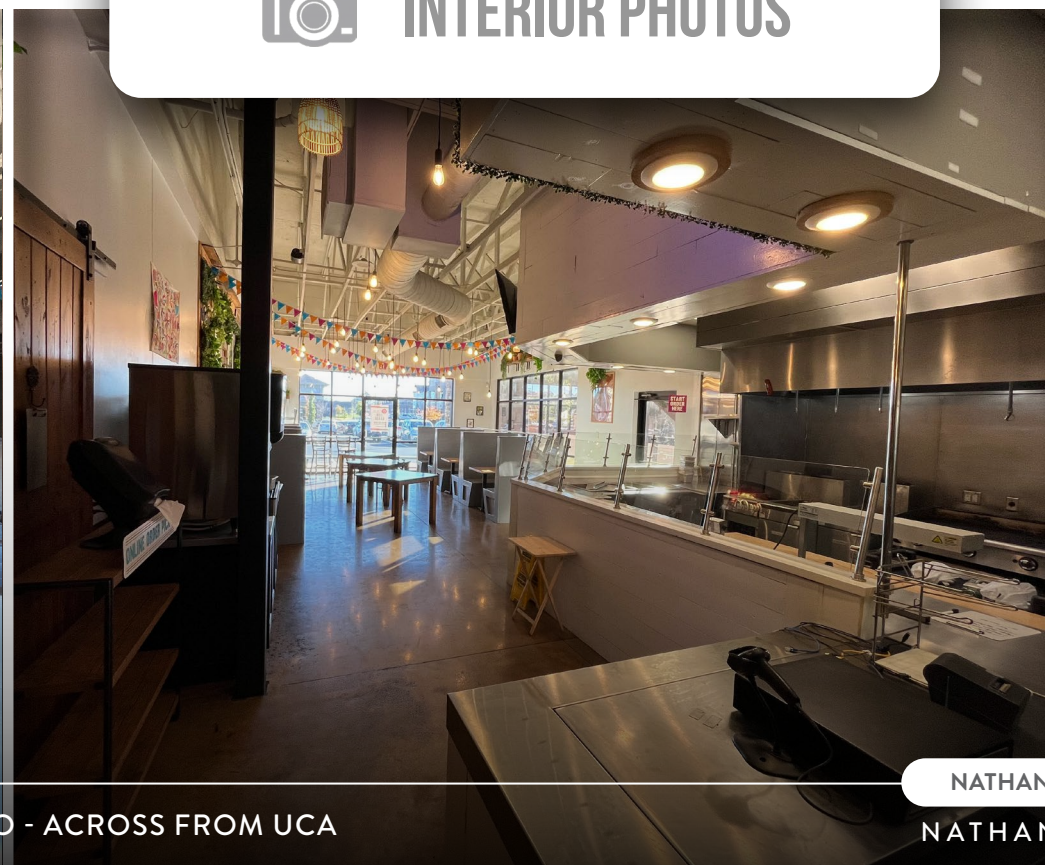
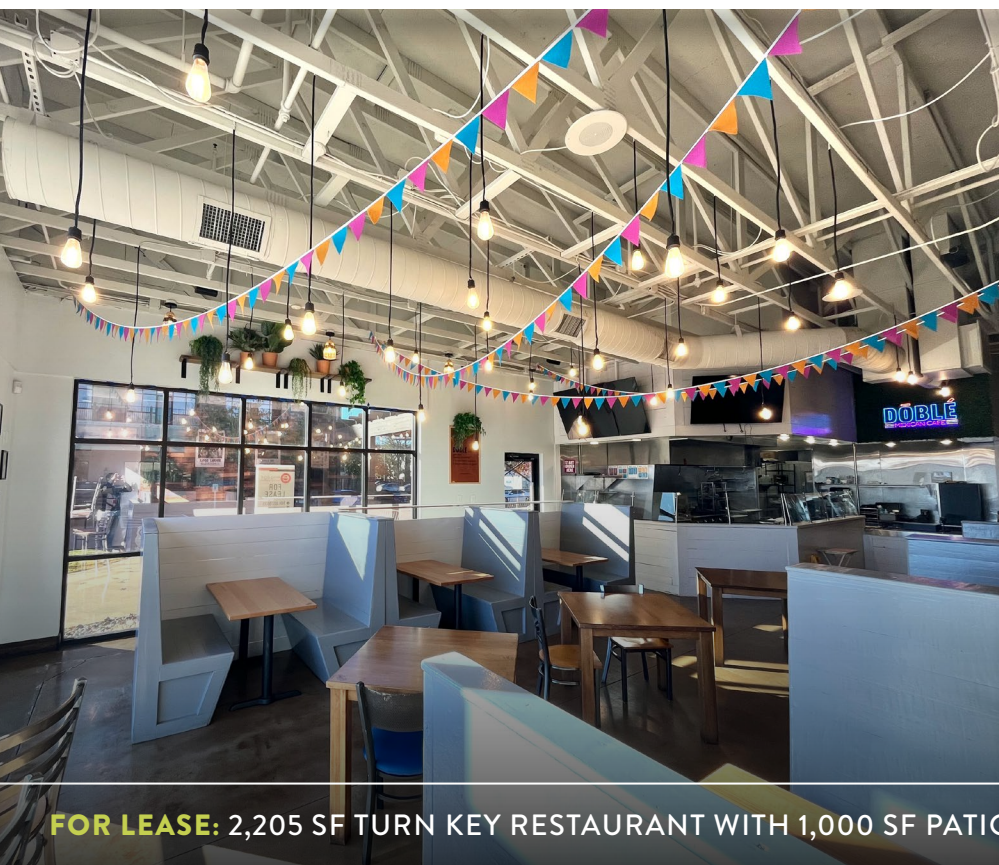
NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



Est. 2010

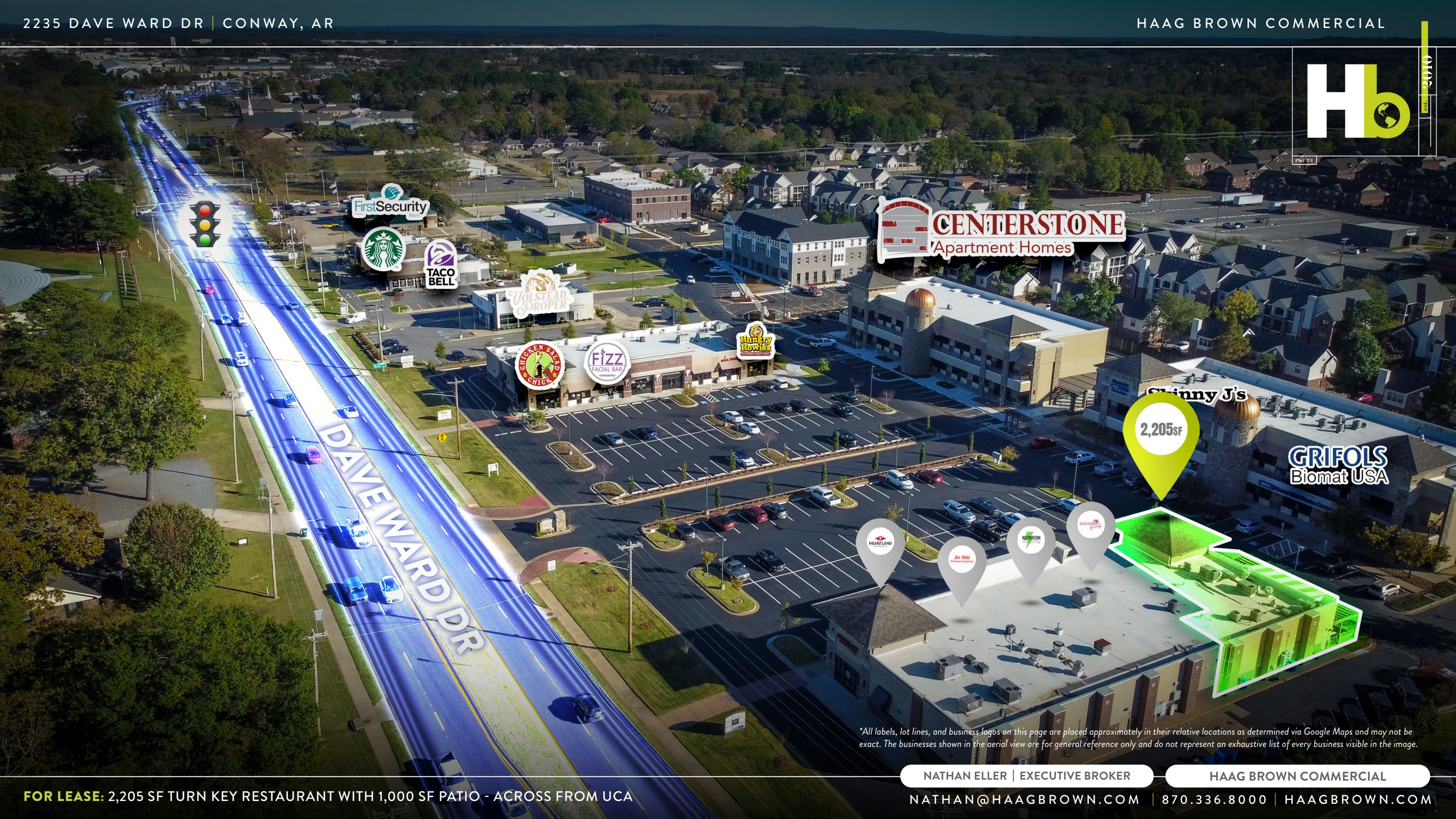


 INTERIOR PHOTOS





2010



CENTERSTONE
Apartment Homes

FirstSecurity



Slippy J's

2,205SF

GRIFOLS
Biomat USA



**All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.*

FOR LEASE: 2,205 SF TURN KEY RESTAURANT WITH 1,000 SF PATIO - ACROSS FROM UCA

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



EST. 2010

UNIVERSITY OF ARKANSAS
CENTRAL
DAVE WARD DR



Skinny J's

GRIFOLS
Biomat USA

**All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.*

FOR LEASE: 2,205 SF TURN KEY RESTAURANT WITH 1,000 SF PATIO - ACROSS FROM UCA

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



EST. 2010

CENTERSTONE
Apartment Homes

Skimmy J's

GRIFOLS
Biomat USA

2,205sf



MOIX BLVD



DAVE WARD DR

**All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.*

FOR LEASE: 2,205 SF TURN KEY RESTAURANT WITH 1,000 SF PATIO - ACROSS FROM UCA

NATHAN ELLER | EXECUTIVE BROKER

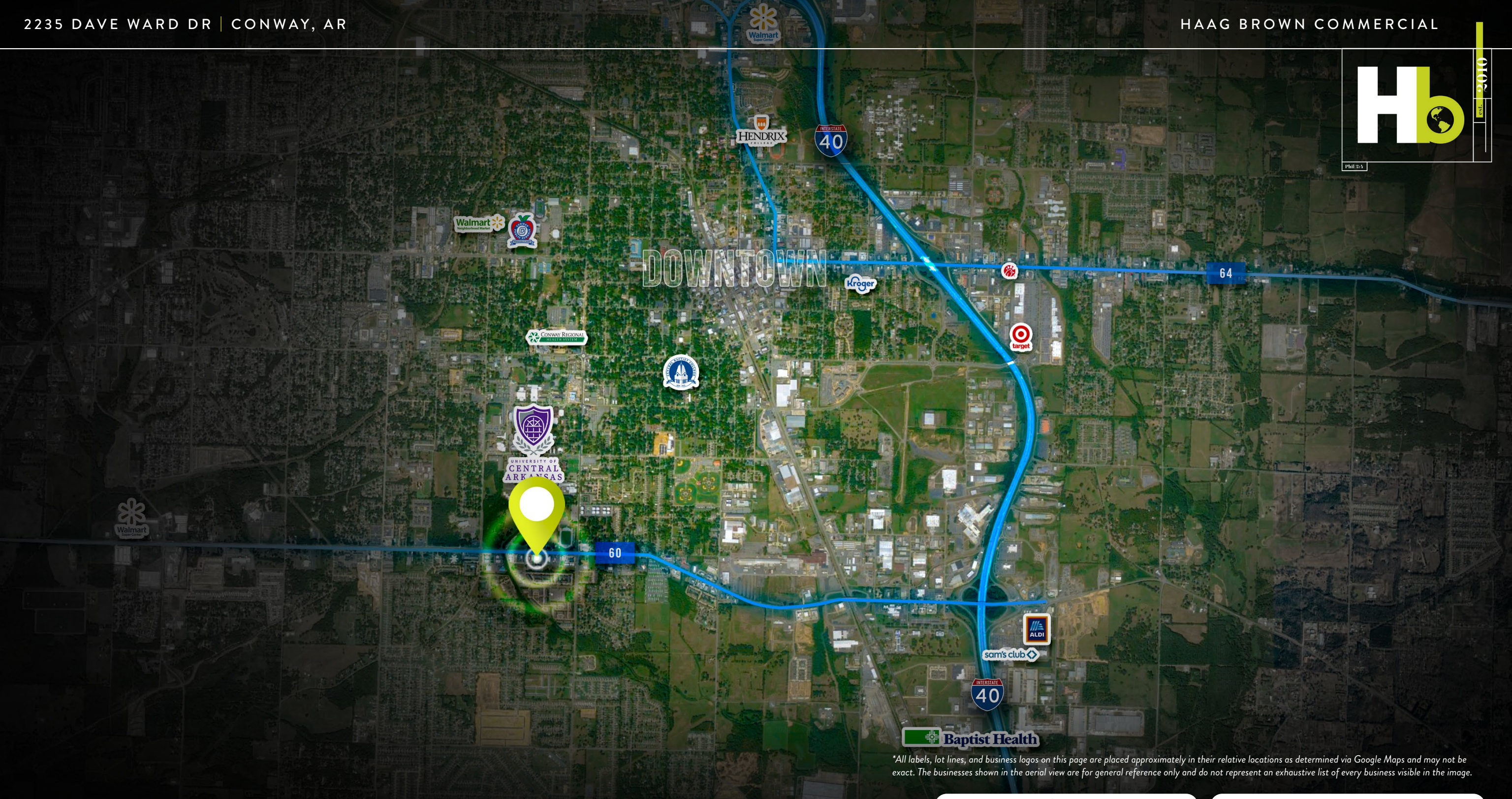
HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



2010

PH 2.3



DOWNTOWN



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

FOR LEASE: 2,205 SF TURN KEY RESTAURANT WITH 1,000 SF PATIO - ACROSS FROM UCA

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



****This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*

“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.



Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.

nathan@haagbrown.com

870.336.8000



SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013