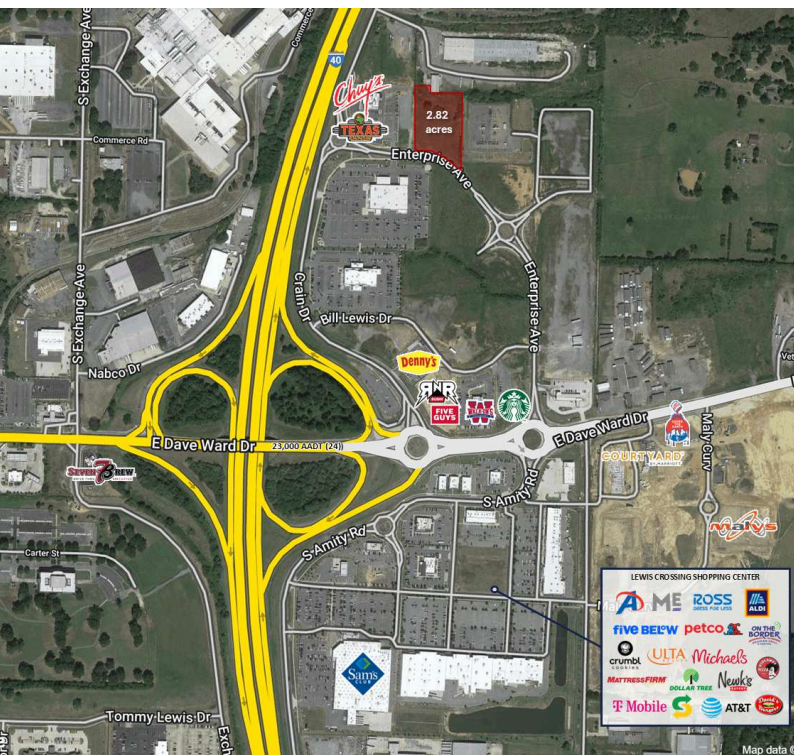


LEWIS RANCH PARCEL 2B

CONWAY, AR 72032



PROPERTY DESCRIPTION

Lewis Ranch Shopping Center: A 25-acre commercial property in Conway, Arkansas, situated in a prime retail corridor. This 2.82-acre commercial property offers high visibility and easy access near major highways, attracting a steady flow of local and visiting shoppers. Designed for retail, dining, and service-oriented establishments, the center hosts a mix of national and local businesses, ensuring strong foot traffic and a lively atmosphere for tenants.

PROPERTY HIGHLIGHTS

- Retail space with excellent visibility and Brand opportunities.
- Surrounded by multiple parcels with new developments
- Convenient access from major highways, I-40 and US 64
- Local residents, commuters and 3 colleges make for a large target audience
- Traffic Counts: Amity Road (8,000 AADT), Dave Ward (36,000 AADT), I-40 (66,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	583	12,714	27,021
Total Population	1,502	33,599	68,033
Average HH Income	\$71,563	\$61,364	\$72,894

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