

# BUILDING FOR LEASE OR SALE

105 E Oak St | Conway, AR 72032



**MATT STROM**

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**FLAKE & KELLEY**  
COMMERCIAL

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## BUILDING OVERVIEW

**AVAILABLE**

3,708 SF

**LEASE PRICE**

\$14 (NNN)

**SALE PRICE**

\$795,000

**HIGHLIGHTS**

- Move-In ready restaurant with Drive Thru
- Has Vent Hood, Walk-In Freezers, and Grease Trap
- Just off Interstate 40 next to Kroger
- Additional parking available



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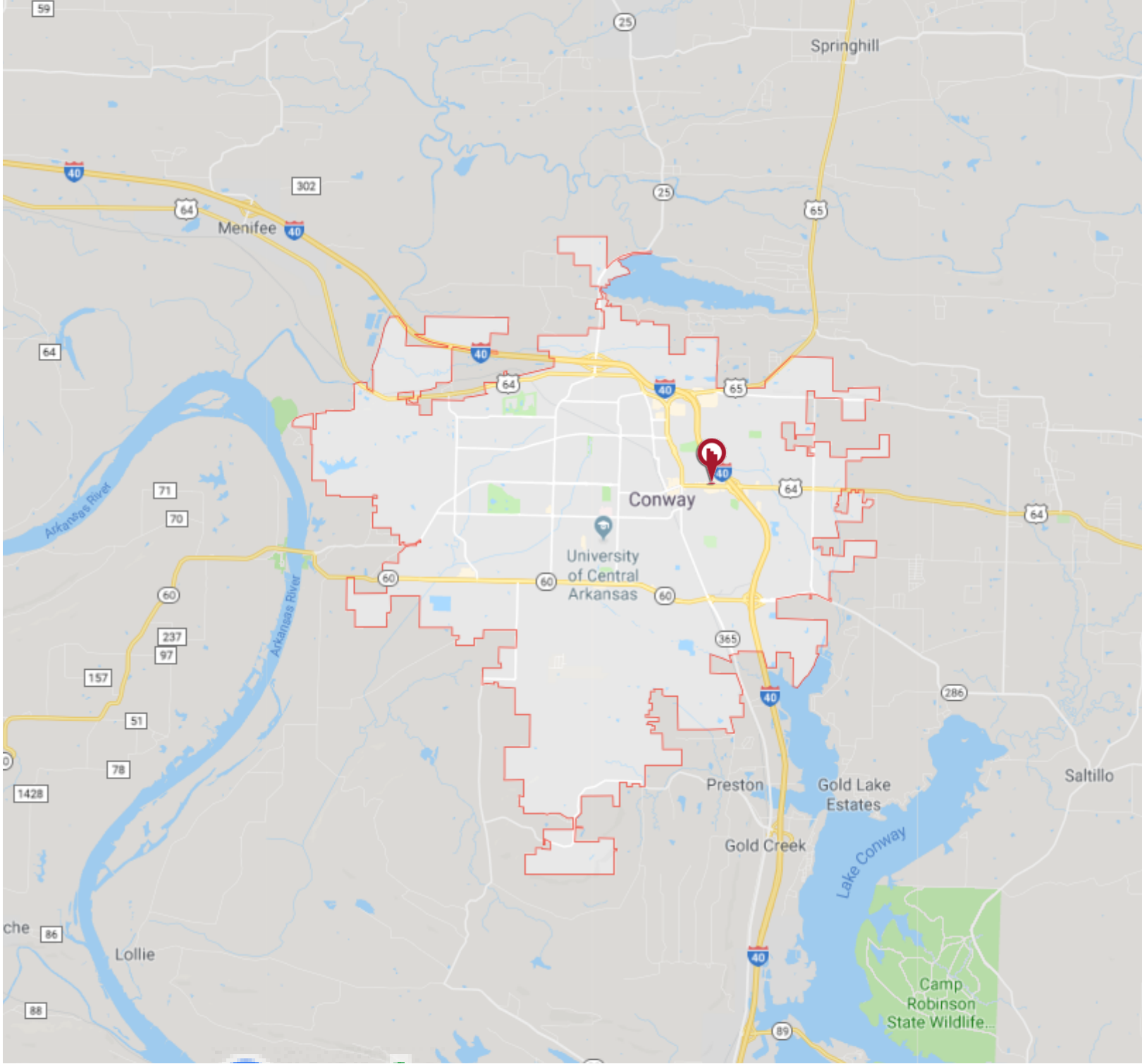
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## LOCATION SUMMARY

Conway's strong community spirit, high-performing schools and colleges, family friendly recreation, and vibrant economy continue to attract visitors, residents, and businesses to the city. This quality of life has made Conway one of the top five fastest growing cities in Arkansas.

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	45,802	74,292	82,051
AVERAGE HH INCOME	\$59,956	\$66,215	\$67,458
TOTAL NUMBER OF HH	17,929	29,865	32,755



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## CONTACT



### MATT STROM

AGENT

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mstrom@flakeandkelley.com

Matt Strom joined Flake & Kelley in 2016 after transferring back from Denver, CO. While there, he acquired the Series 7 and Series 63 license to sell real estate investments. Matt gained invaluable sales experience selling investments which have certainly carried over into his new role as a real estate broker. He is currently representing several landlords and tenants in commercial leasing, completed a 1031 Exchange for an out-of-state investor, and listed/sold several acres across Northwest Arkansas. Also, Matt received the 2017 NWA CCIM Chapter Scholarship and is quickly working towards achieving the CCIM Designation.



### THOMAS SCHMIDT

AGENT

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tschmidt@flakeandkelley.com

Thomas is a licensed agent for the firm. His primary focus includes Investments, Brokerage, Sales, Leasing, Landlord Representation and Tenant Representation. Prior to joining Flake & Kelley, Schmidt grew up in Little Rock and graduated from Little Rock Catholic High. He then attended the University of Mississippi where he earned a business degree in Marketing. His background in marketing makes him adept at using the latest technology to market properties to a wide range of investors. Schmidt represents numerous clients from big name to local. Some of those clients include Arvest Bank, Sonic, One Banc, CenterPoint Energy, First National Bank, Grubbs, Magic Lube Corp, Families Inc. and many more. Schmidt was named to the Arkansas Business "20 in their 20's" class of 2018.

**39** YEARS of  
commercial  
real estate  
expertise



**6** MILLION  
SQUARE FEET  
under management

**69** PROFESSIONALS ON STAFF  
**28** AGENTS

**Brokerage and Leasing**  
Experience and utilization of comprehensive data to make informed decisions

**Retail Tenant Representation**  
Knowledge of markets, resourcefulness and long-standing relationships

**Office Tenant Representation**  
Space analysis keyed to client objectives

**Landlord Representation**  
Maximizing revenue through tenant analysis and qualifications

**Investment Sales**  
Experts with thorough knowledge of the local markets and strong regional and national coverage through established platforms

**Property Management**  
Longevity of client relationships generates new client opportunities

**Development Management**  
Executing the state's most prominent developments

**Consulting Services**  
Experience that drives strategic planning, risk assessment and client profitability

flakeandkelley.com |

### NW OFFICE

4100 Corporate Center Dr., Ste 101  
Springdale, AR 72762  
479.443.8002

### LR OFFICE

425 W. Capitol Ave., Ste 300  
Little Rock, AR 72201  
501.375.3200

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