

Prime Retail Or Office/Showroom Space For Lease Fronting Interstate 40 In Conway I-40 Showroom Center



OFFERING SUMMARY

Lease Rate:	\$3,125.00 per month (MG)
Building Size:	35,785 SF
Available SF:	2,500 SF
Lot Size:	3.47 Acres
Number of Units:	8
Year Built:	1999
Zoning:	C-3
Market:	Central Arkansas
Submarket:	Conway, Arkansas

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at I-40 Showroom Center located at 500 Amity Road in Conway, AR. Suite 4A perfectly suited for retail, personal/business services, and office. Situated at a highly visible location fronting Interstate 40, this prime property experiences high average daily traffic counts on Amity Road and Interstate 40, ensuring excellent exposure for tenants. With ample parking for both customers and employees, a modern and well-maintained interior, and access to outdoor signage for maximum visibility, this property offers the ideal setting for businesses to thrive. Take advantage of this attractive leasing opportunity in a bustling commercial area.

I-40 SHOWROOM CENTER



GREG NABHOLZ

O: 501.329.4468
C: 501.329.4468
greg_nabholz@nabprop.com

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Nabholz Properties | 700 Front Street | Suite 101 | Conway, AR 72032 | 501.329.4468 | nabprop.com

Nabholz Properties Inc. represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**NABHOLZ
PROPERTIES, INC.**

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	2,500 SF	Lease Rate:	\$3,125.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4A	Available	2,500 SF	Modified Gross	\$3,125 per month	Open retail space with storage room and bathroom in the back. 5 Year lease preferred with 3 year minimum.

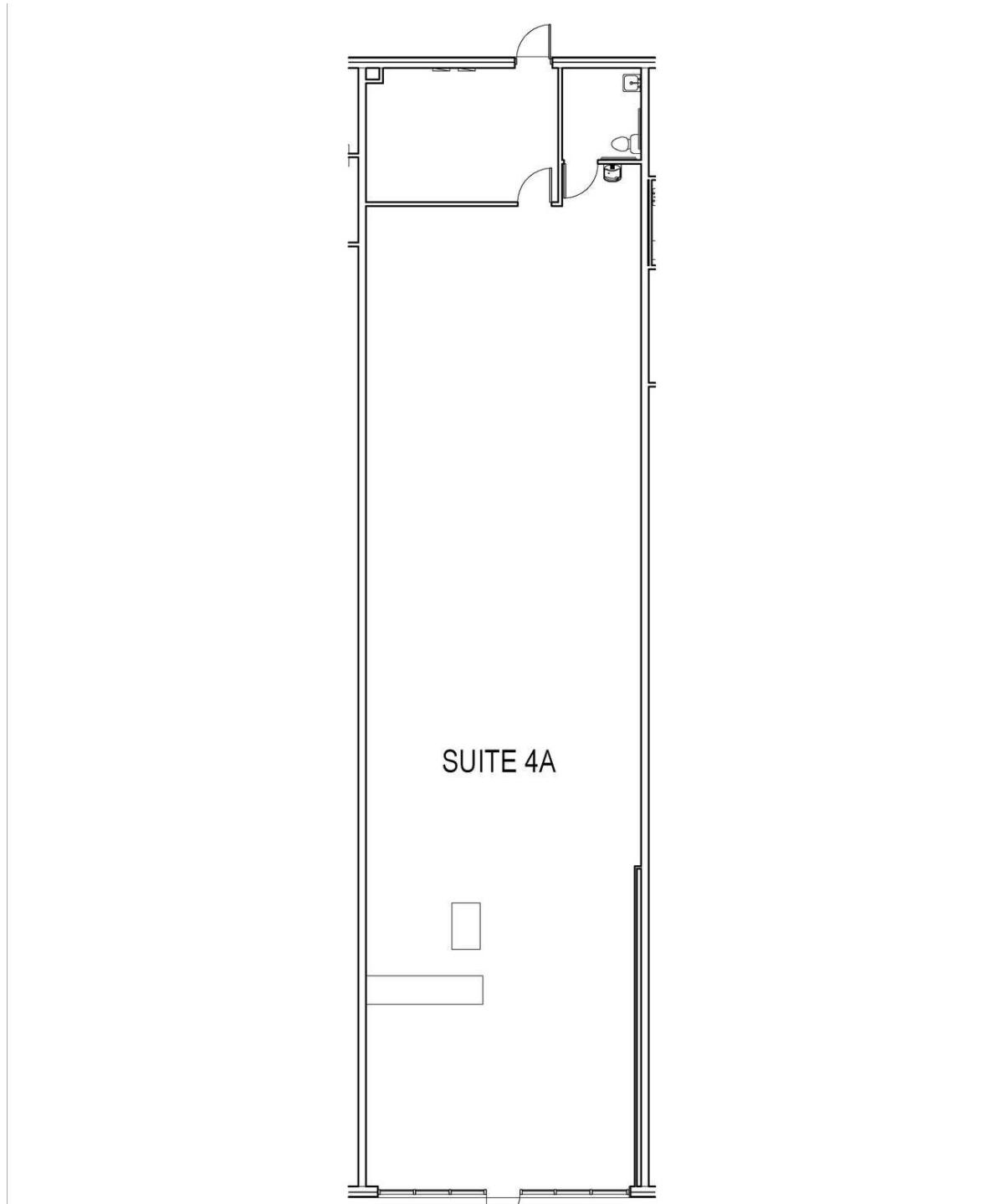
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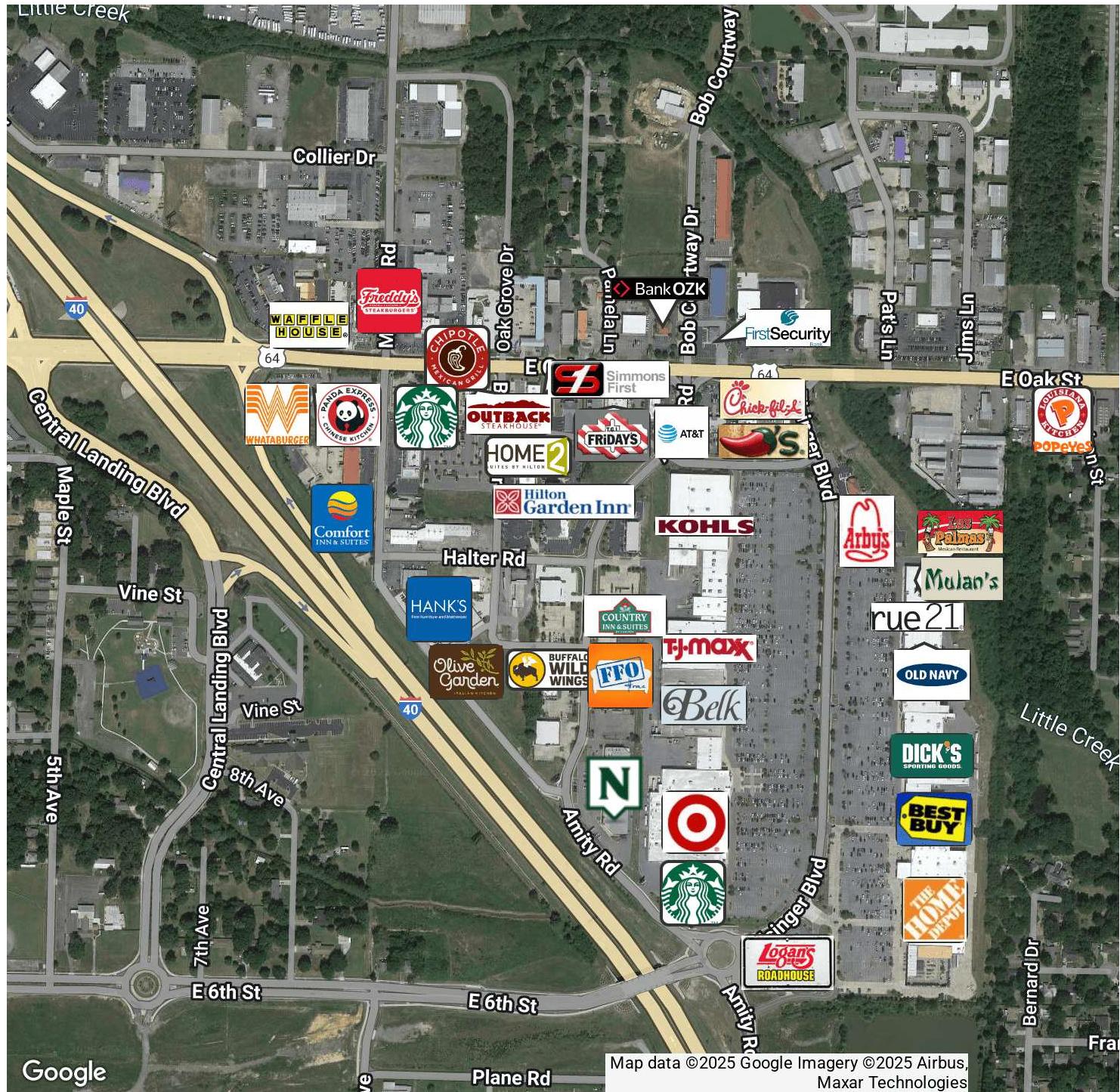
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I-40 Showroom Center Retail Map



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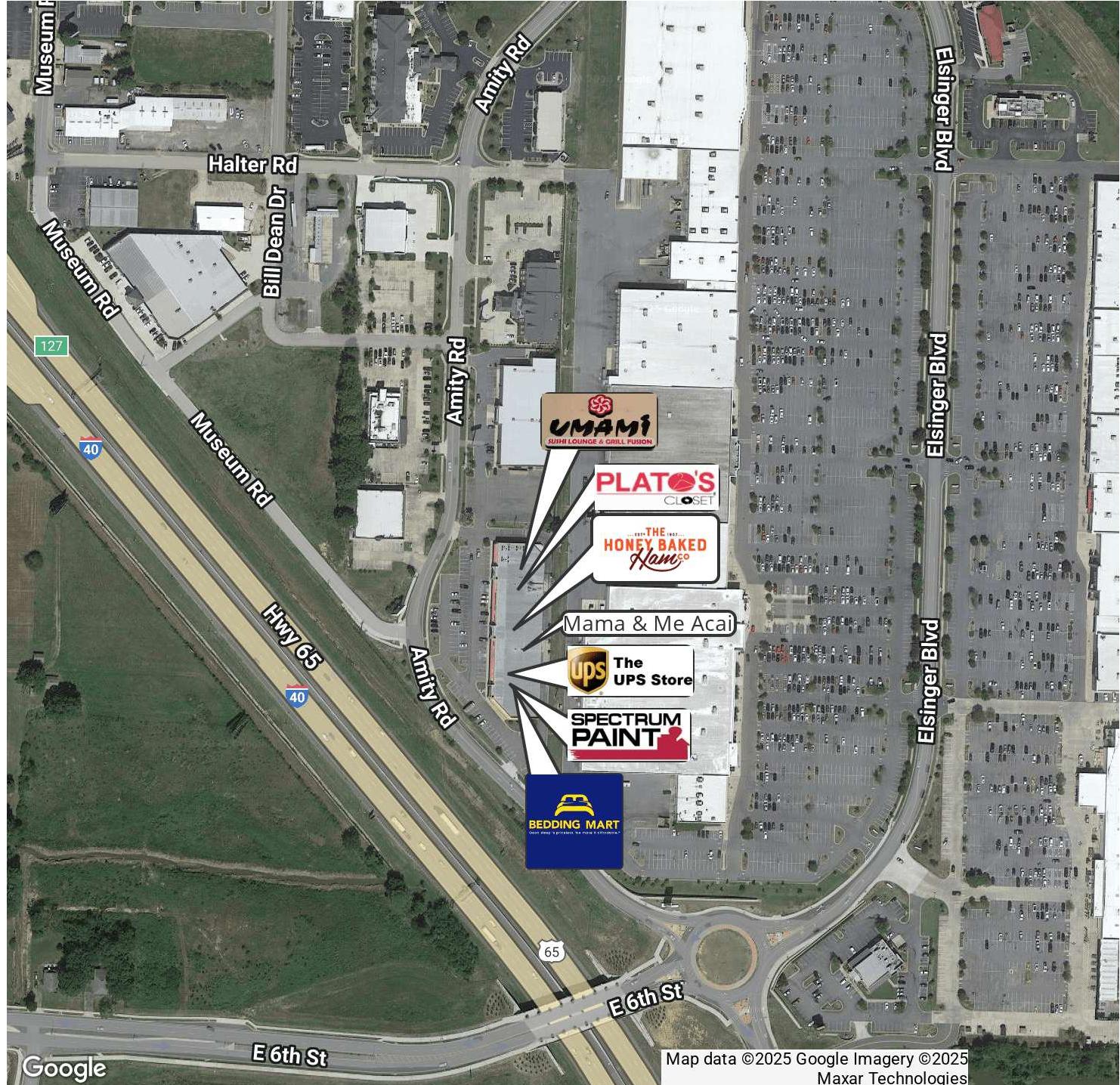
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I-40 Showroom Center

I-40 Showroom Center - Current Business List



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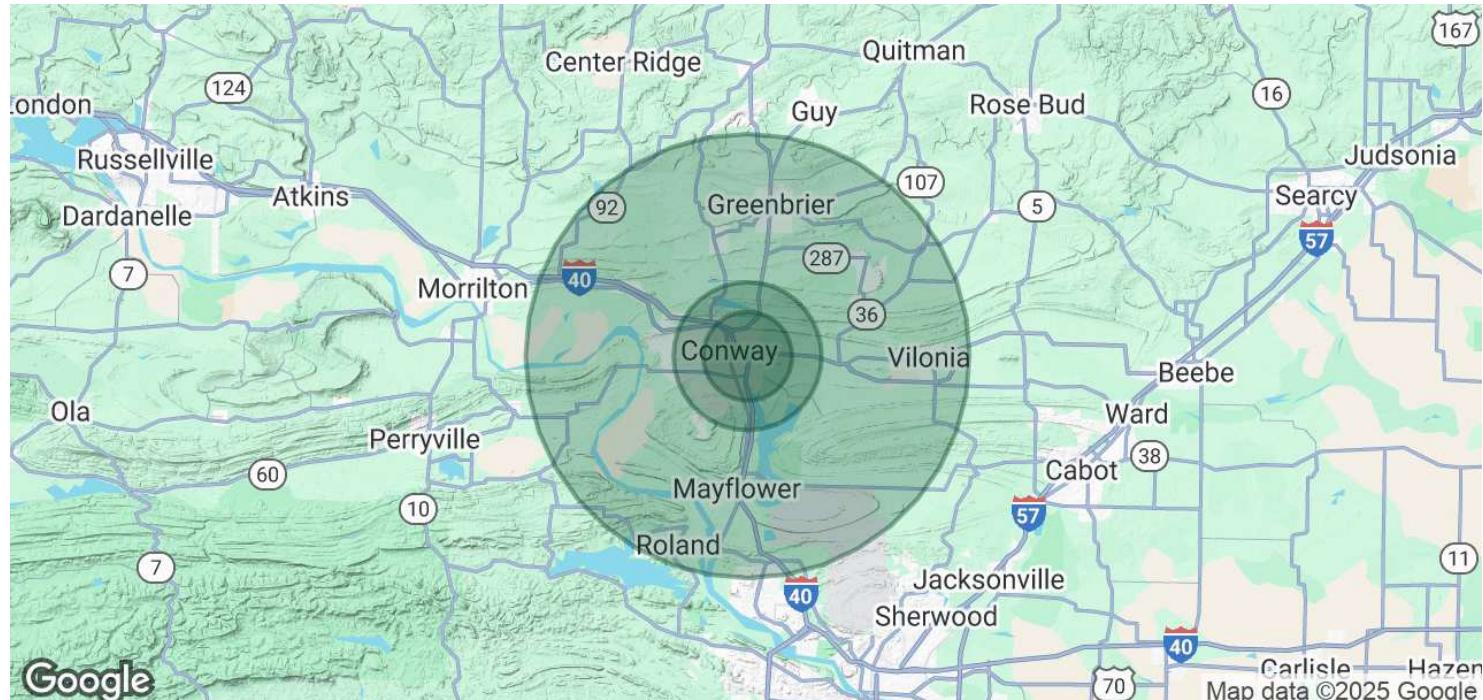
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POPULATION	3 MILES	5 MILES	15 MILES
Total Population	35,022	69,039	145,725
Average age	35	37	38
Average age (Male)	34	36	37
Average age (Female)	36	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total households	13,389	27,398	57,011
# of persons per HH	2.6	2.5	2.6
Average HH income	\$61,923	\$73,614	\$85,633
Average house value	\$245,832	\$266,005	\$274,330

* Demographic data derived from 2020 ACS - US Census

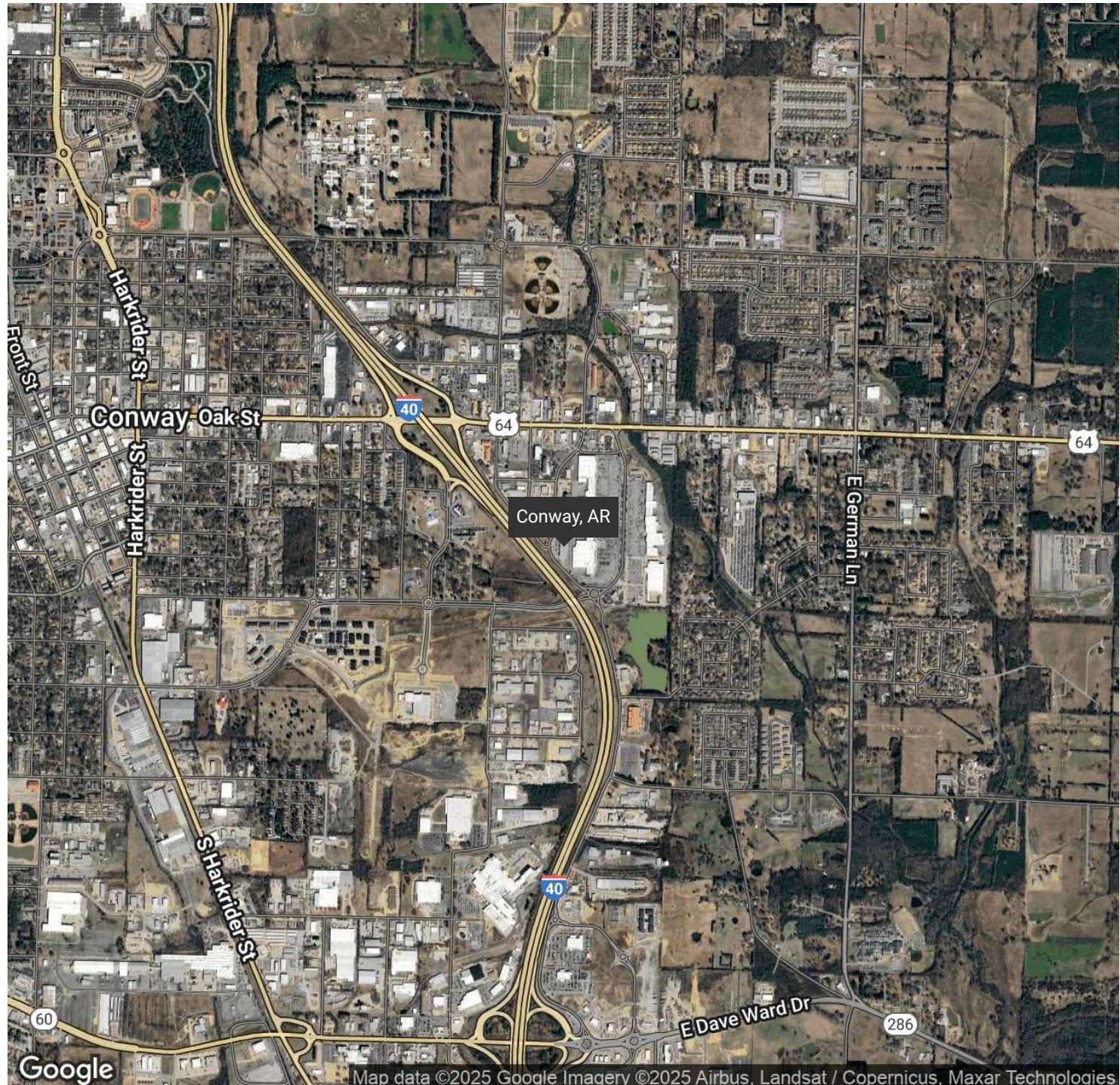
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CONWAY, ARKANSAS
500 AMITY ROAD

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