

FOR LEASE CALL 501-499-4739

# CONWAY MARKET PLACE

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SHOPPING CENTER, 3920  
DAVE WARD

Conway, AR 72034

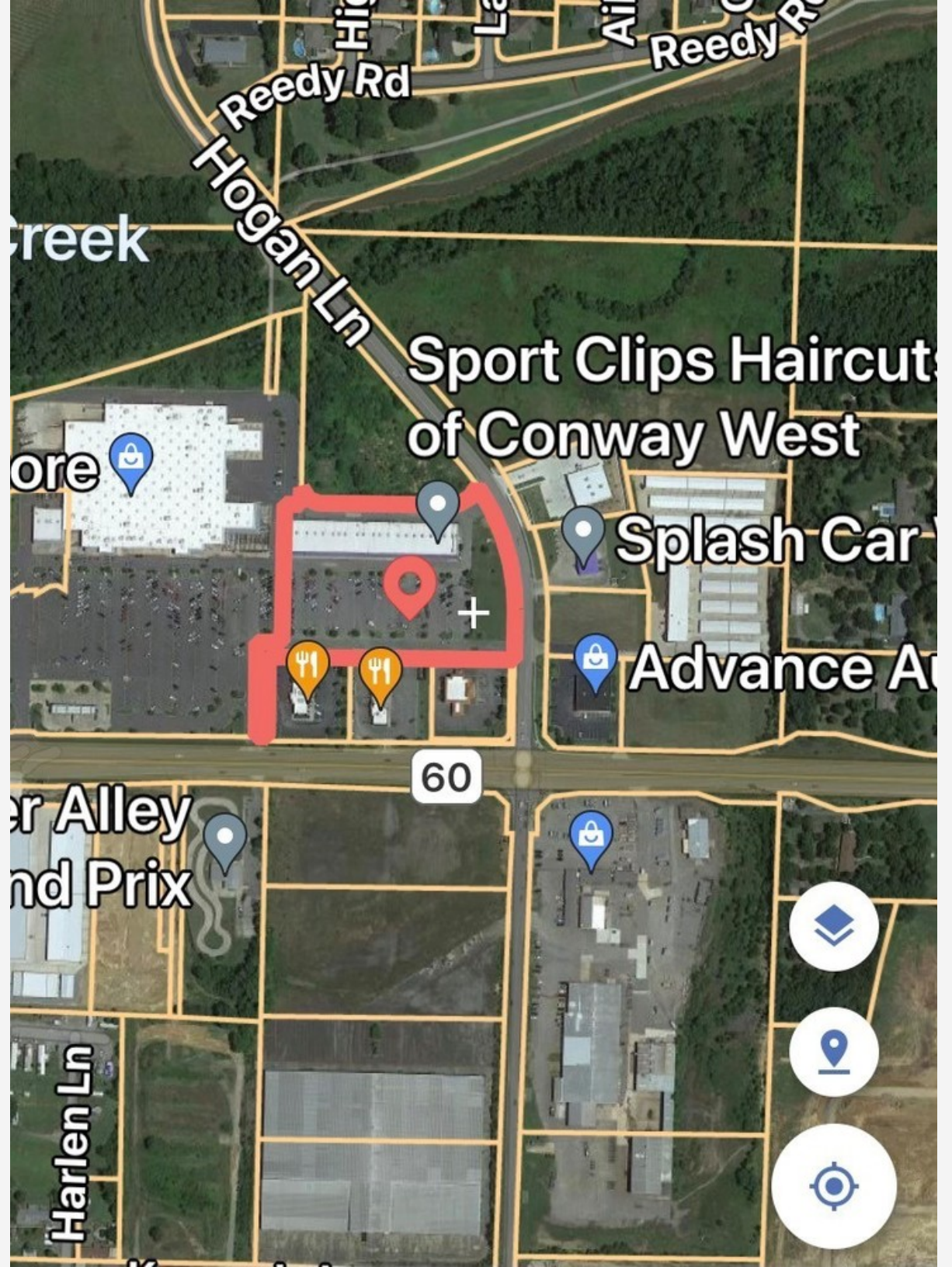
## PRESENTED BY:

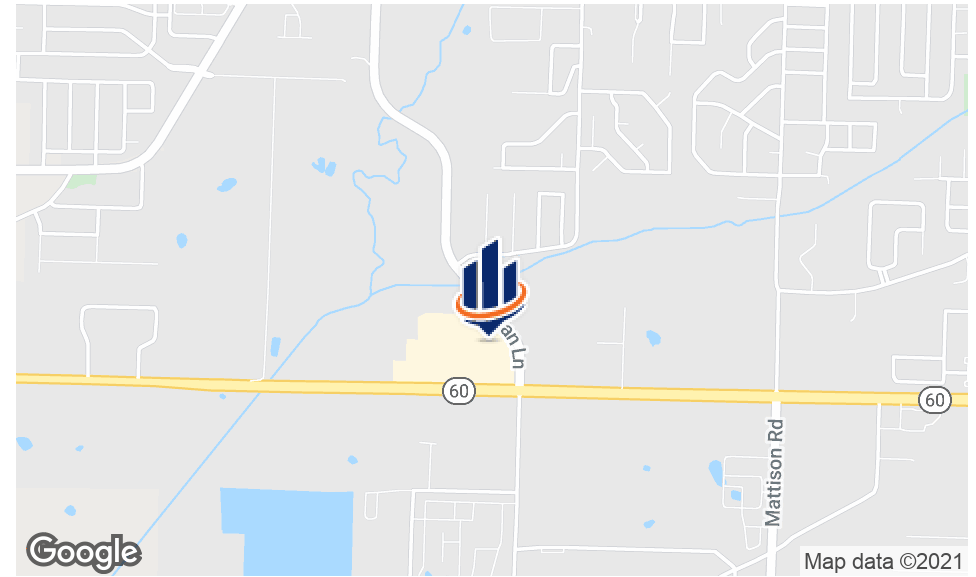
CAMME FELL

O: 501.374.7222

camme.fell@svn.com

AR #SA00076597





## OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	35,380 SF
AVAILABLE SF:	1,800 - 14,160 SF
LOT SIZE:	5.23 Acres
YEAR BUILT:	2001
ZONING:	C
TRAFFIC COUNT:	9,400
APN:	712-12286-118

## PROPERTY OVERVIEW

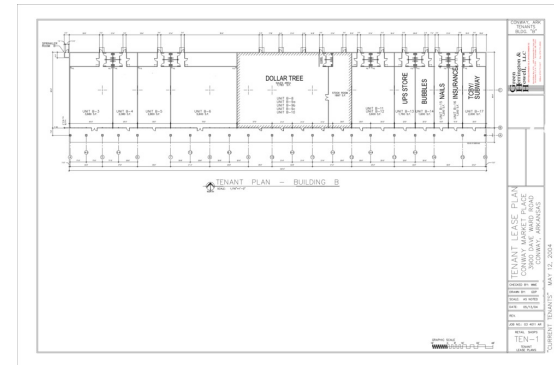
HIGH TRAFFIC STRIP CENTER NEXT TO WALMART. ON CORNER OF HOGAN AND DAVE WARD  
 NEW OWNERS, EAGER TO WORK WITH NEW TENANTS.  
 RESTAURANT CHAIN WANTED ON CORNER NEXT TO WALMART.  
 UP TO 14,160 CONTIGUOUS SPACE MINIMUM DIV 1600 SQUARE FEET

## PROPERTY HIGHLIGHTS

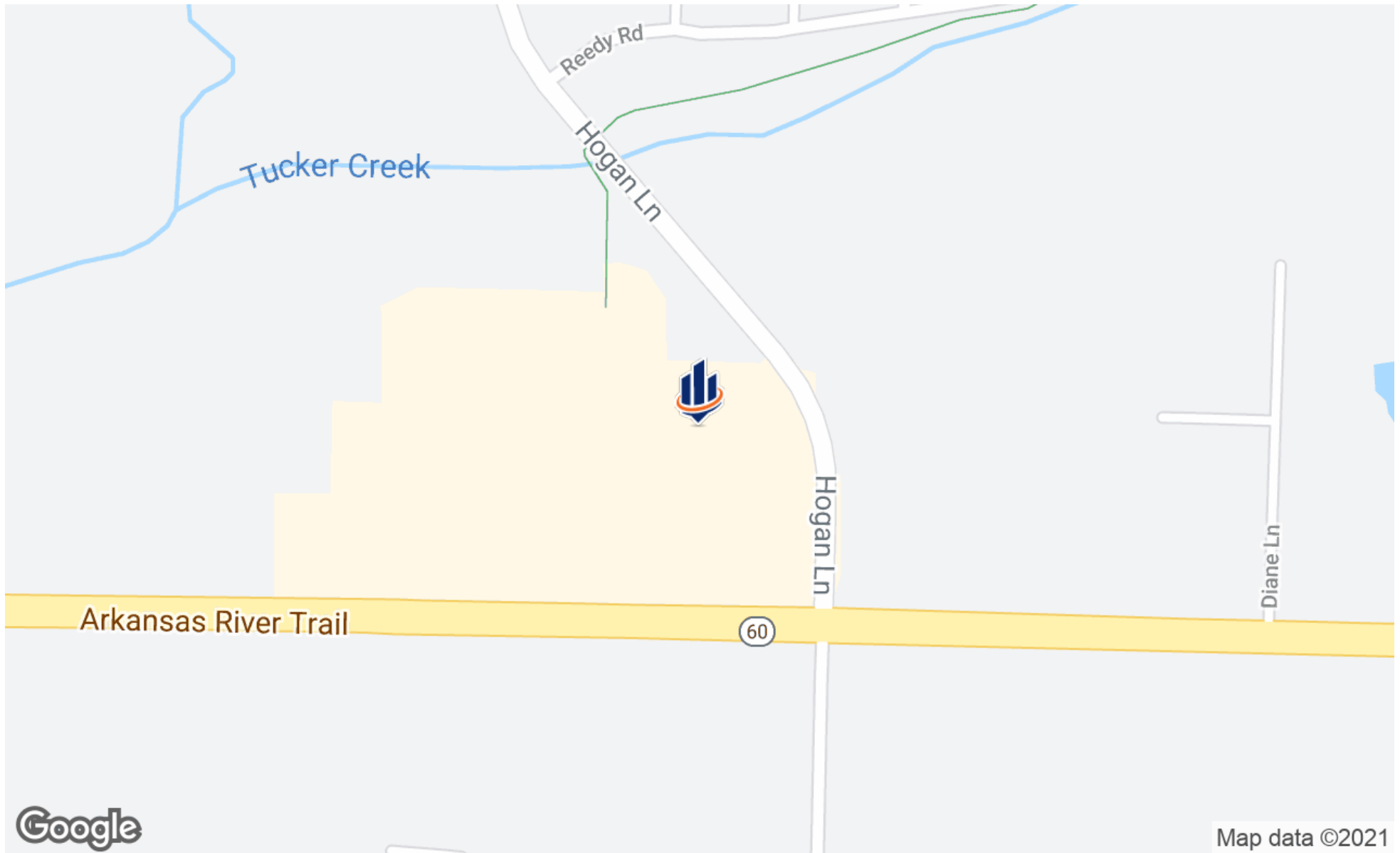
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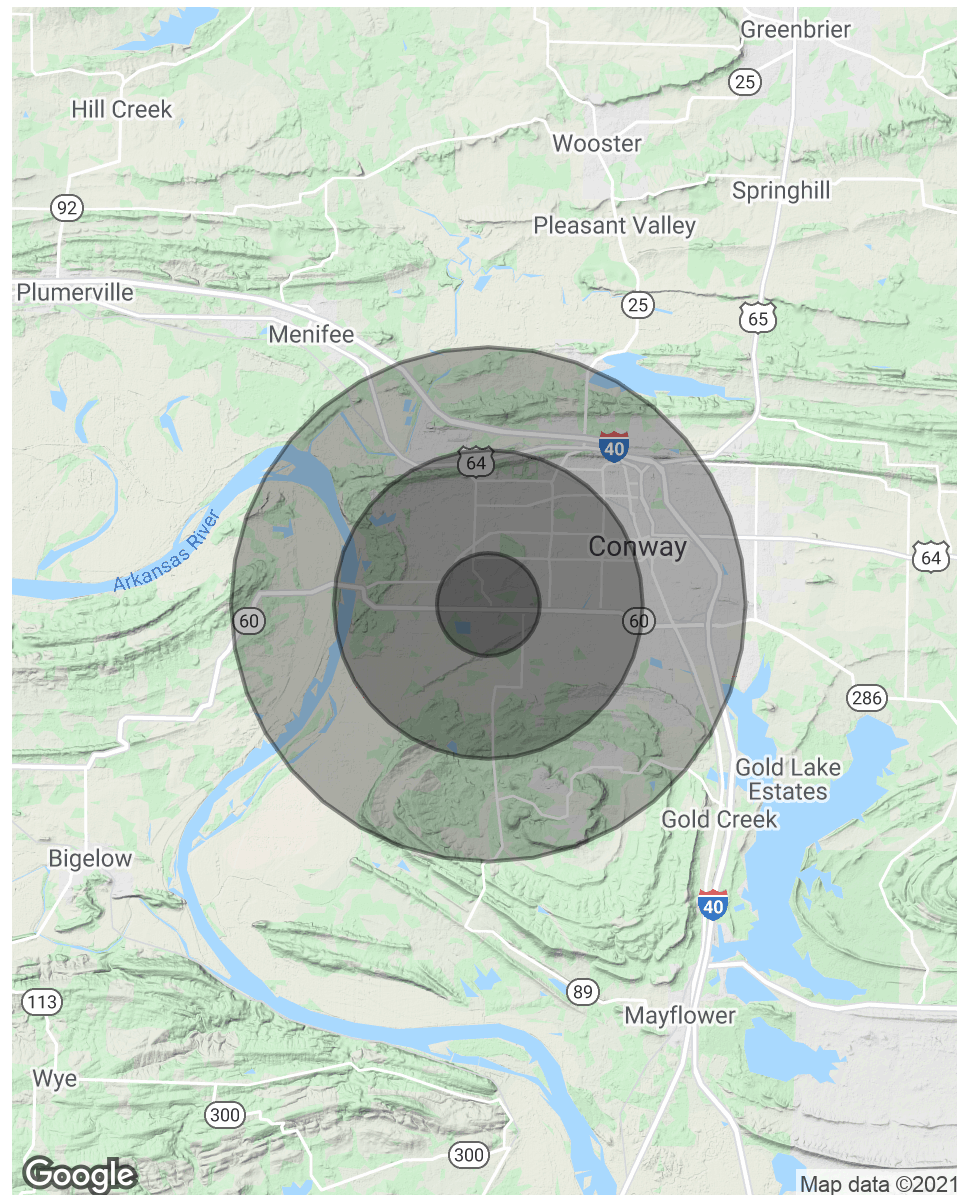
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,153	30,646	62,957
AVERAGE AGE	29.4	27.9	27.8
AVERAGE AGE (MALE)	29.8	27.8	27.5
AVERAGE AGE (FEMALE)	33.1	28.8	28.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,156	10,848	23,602
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$75,966	\$68,655	\$60,157
AVERAGE HOUSE VALUE		\$139,572	\$132,245

\* Demographic data derived from 2010 US Census



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