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MEDICAL OFFICE SPACE FOR LEASE

3025 Fountain Drive, Conway, AR



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Property Understanding

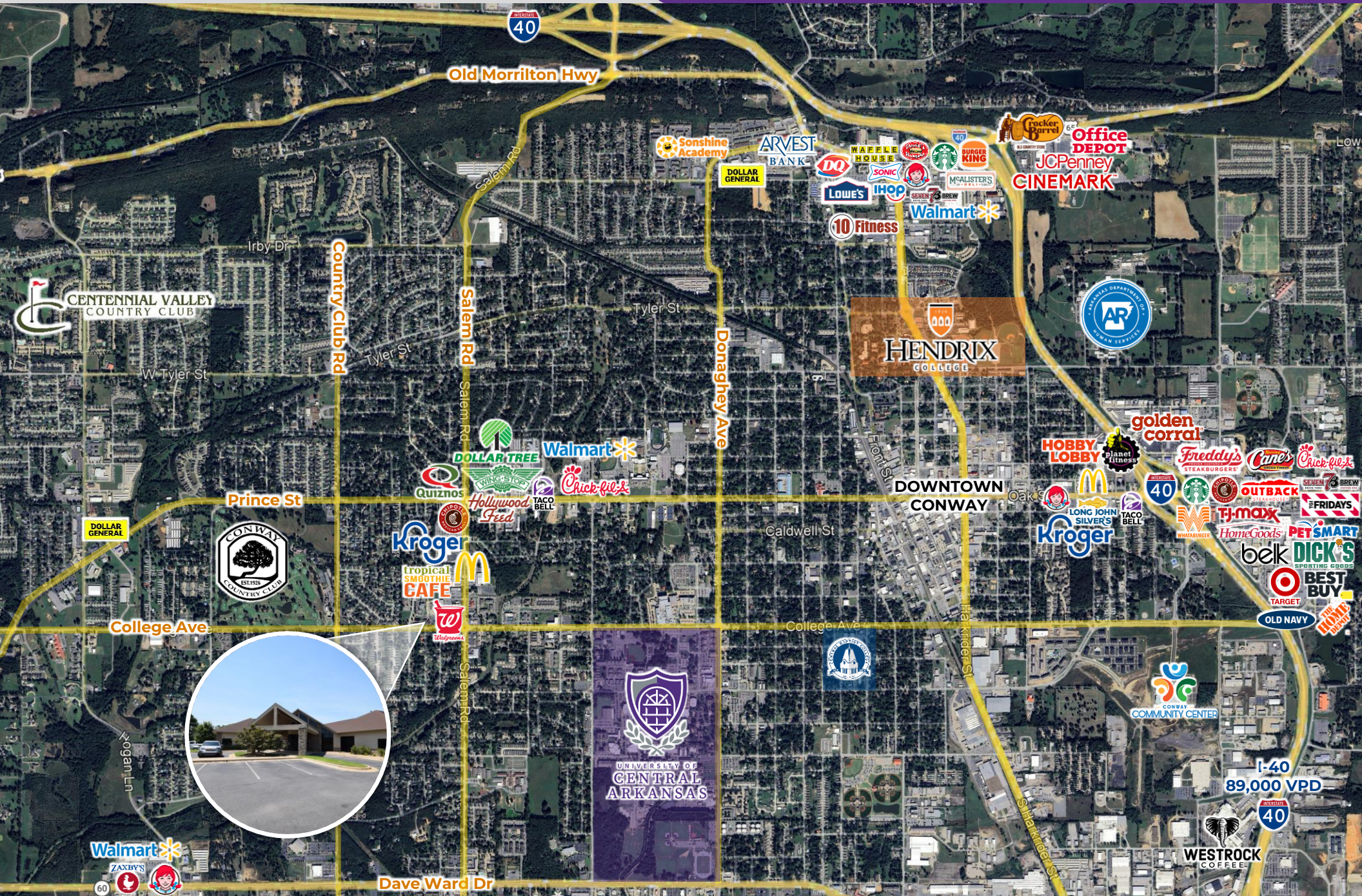
OVERVIEW

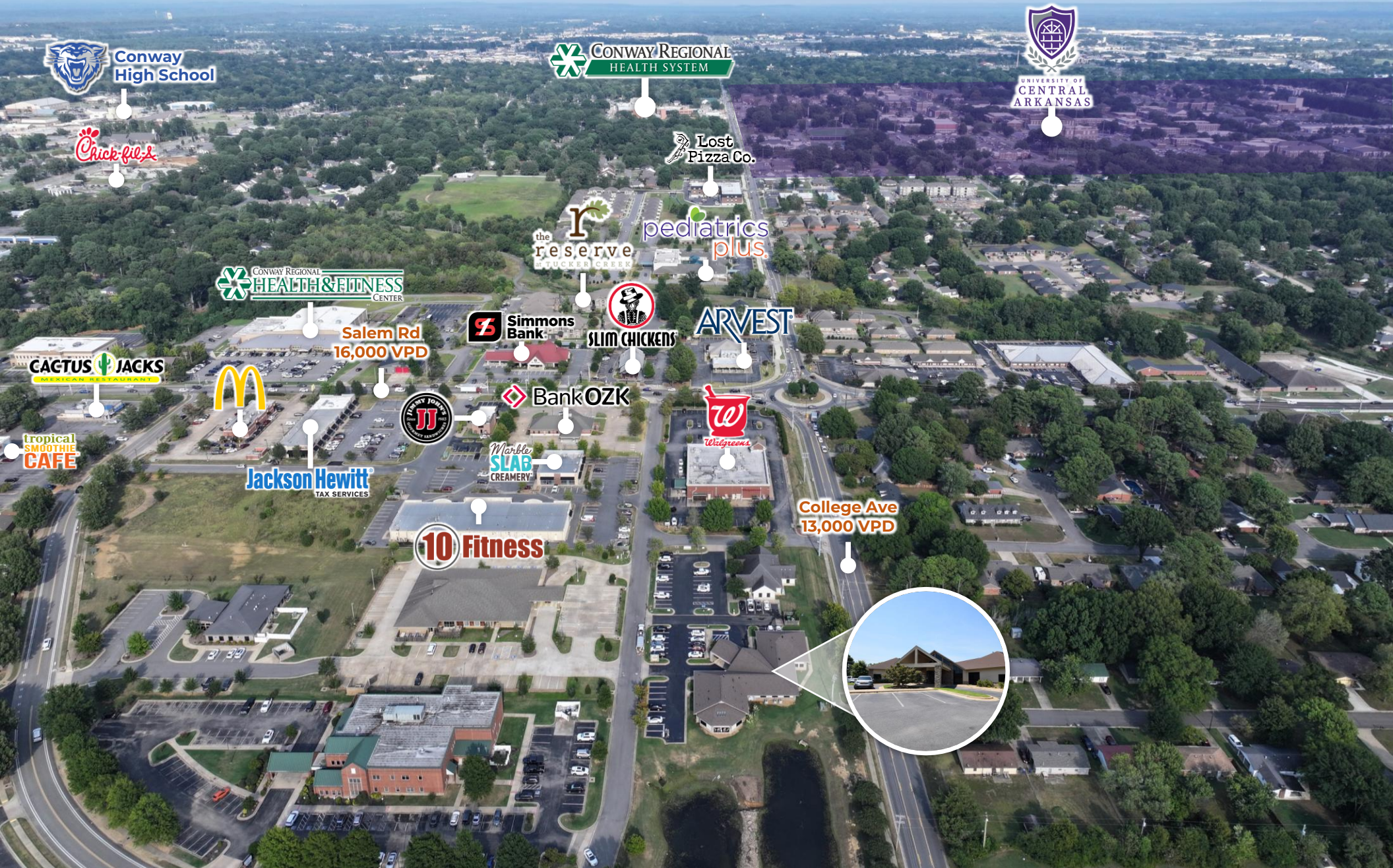
Offering	For Lease
Lease Rate/Type	\$20.00/SF/YR Modified Gross
Address	3025 Fountain Drive, Conway, AR 72034
Property Type	Medical Office
Available Space	Suite 200 – ±4,392 SF (available Feb. 1, 2027)
Building Size	±8,539 SF
Year Built	2007
Zoning	Planned Unit Development (PUD)
Traffic Count	College Ave – 13,000 VPD

PROPERTY HIGHLIGHTS

- ±4,392 SF medical office opportunity within a high-traffic commercial corridor near the intersection of Salem Road and College Avenue, which sees a combined ±29,000 VPD.
- Second-generation medical office space consisting of a reception/waiting area, 2 laboratories, a break room, 5 offices, 9 exam rooms with sinks, a nurse station, multiple restrooms, and a large storage area upstairs.
- Optimal location less than 1 mile from Conway Regional Medical Center and under 5 miles from Baptist Health Medical Center-Conway.
- Located in a well-established neighborhood medical corridor alongside Conway Regional Imaging Center, Conway Orthopedic and Sports, Central Arkansas Pediatrics, St. Vincent Family Medicine, and Arkansas Eye Care.
- Minutes from major Conway demand drivers, including Conway Country Club (0.8 miles), Conway High School (1.1 miles), University of Central Arkansas (1.2 miles), Central Baptist College (1.8 miles), and Hendrix College (3 miles).
- Approximately two miles from downtown Conway, providing convenient access to the city's growing restaurant, retail, and entertainment district.









suite 200





Conway, Arkansas



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among towns with at least 50,000 people, Conway's growth [ranked as the 38th-fastest in the U.S.](#), with its population rising 2.9% in 2023 from 67,616 to 69,580.

The city's impressive growth is linked to its flourishing technology sector and major employers in the area, such as Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Westrock Coffee, Conway Regional Health and Insight Enterprises, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway. This amalgamation of diverse industries positions Conway as a nexus of innovation and learning. Further, the Little Rock-North Little Rock-Conway metro area is one of the country's [top 10 best places for young professionals to live](#). In Conway, most residents choose to work within the city rather than commute elsewhere.

Conway's long-standing status as a college town is driven by the three academic institutions that call the city home: the University of Central Arkansas (UCA), Hendrix College and Central Baptist College. UCA sees an annual student population of ~12,000, making it one of the largest college institutions in Arkansas.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

22,676

63,627

109,512

8,738

24,937

42,631

36.4

36.1

37.2

\$68,162

\$72,888

\$81,106

1,299

2,231

2,889

**Demographic details based on property location*

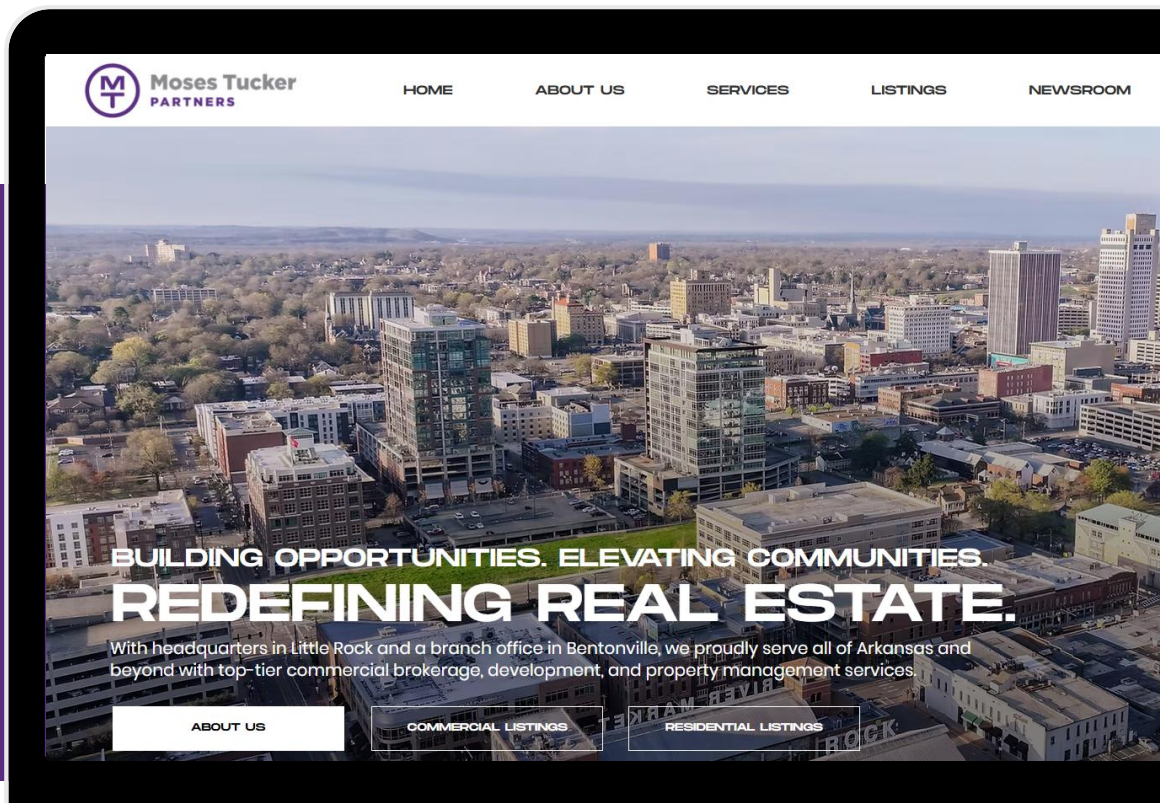
CONNECT

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