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RETAIL/OFFICE SPACE FOR LEASE

1150 Museum Road, Conway, AR



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Property Understanding OVERVIEW

Offering	For Lease
Address	1150 Museum Road
City/State	Conway, AR 72032
Property Type	Retail/Office
Lease Rate	\$15.00/SF/YR
Lease Type	NNN
Available SF	<ul style="list-style-type: none"> ○ Suite 101 - ±2,100 SF ○ Suite 102 - ±2,100 SF
Building Size	±24,692 SF
Year Built	1996
Lot Size	±1.87 Acres
Zoning	C-3

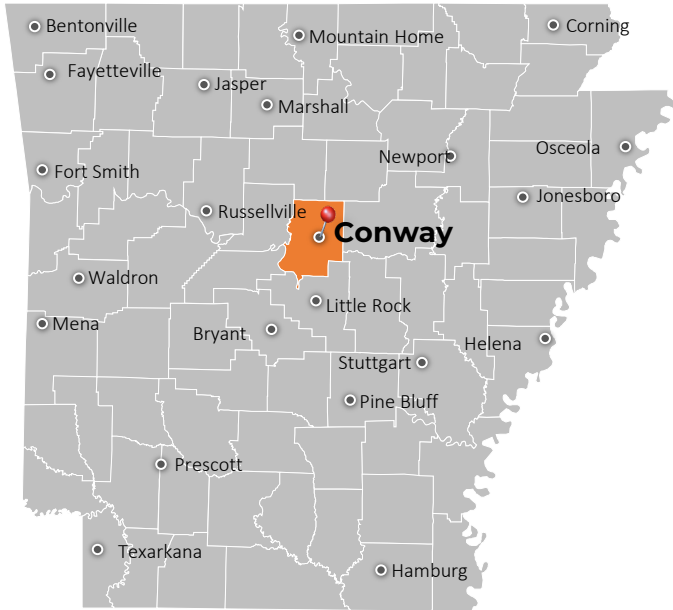
PROPERTY HIGHLIGHTS

- Located on the new Museum Road extension connecting Hwy 64 to Hwy 65
- Suite 101: Features 3 large offices, 1 large conference room, and a storage area with two 12 ft roll-up doors
- Less than 1 mile from the Conway Commons shopping plaza, tenants include Best Buy, Target, Home Depot, Belk, Kohl's, and many more
- Within proximity of several schools and next to the new Conway Soccer Complex
- 125 parking spaces





Conway, AR



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*

	3 MILES	5 MILES	10 MILES
Population	22,676	63,627	109,512
Households	8,738	24,937	42,631
Average Age	36.4	36.1	37.2
Average Household Income	\$68,162	\$72,888	\$81,106
Businesses	1,299	2,231	2,889

**Demographic details based on property location*

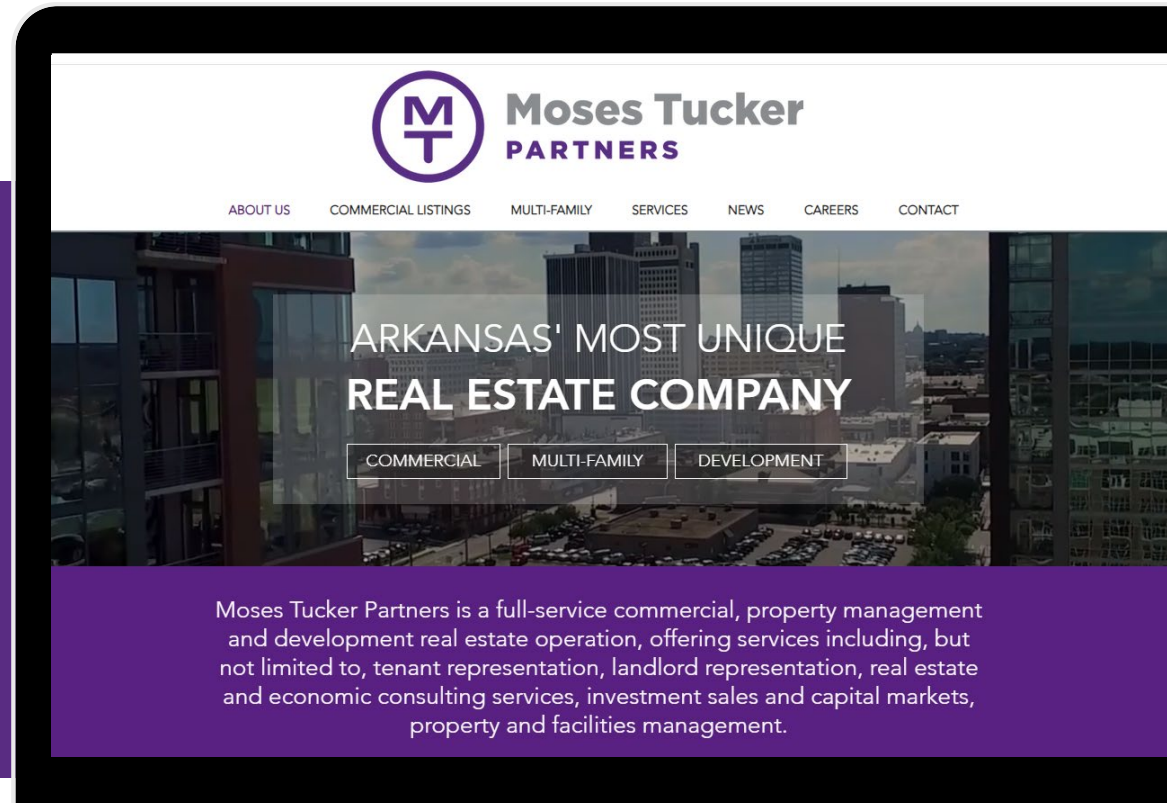
CONNECT

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