



BRICK

REAL ESTATE

2125 College Ave,
Conway, AR 72034

LEASABLE
SPACE
AVAILABLE



2125 College Ave
Availability

Unit 2: 3100/sf

Unit 3: 1350/sf

- \$20/SF, \$2/SF in CAM
- Tenants are responsible for general liability insurance
- Utilities are handled separately
- Tenant Improvement Allowance is Negotiable
- Preferred lease term is 3-5 years

**WALKING DISTANCE TO
CONWAY REGIONAL & UCA**

**POTENTIAL REZONE
TO C2 PENDING**

ZONED O-3

**Conway, AR
Demographics**



Population
73,068



Avg. HH Income
\$83,756



College Ave
Traffic Count
13,000



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www.brickrealestatear.com



2405 Prince St,
Conway, AR 72034



(501) 497-3822

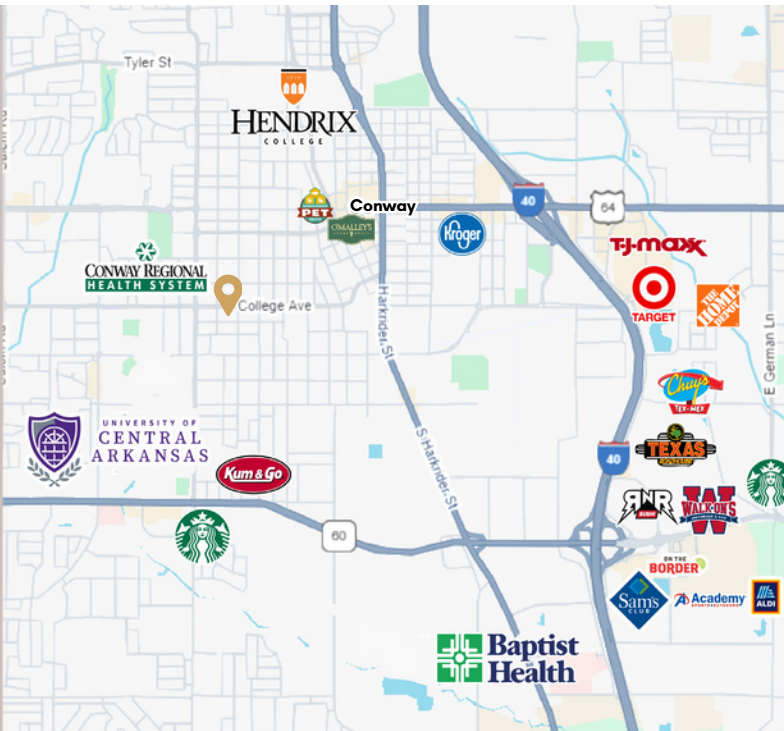
bryce@brycerichardson.com



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UNIT 3

UNIT 2

**TWO
SPACES
AVAILABLE**



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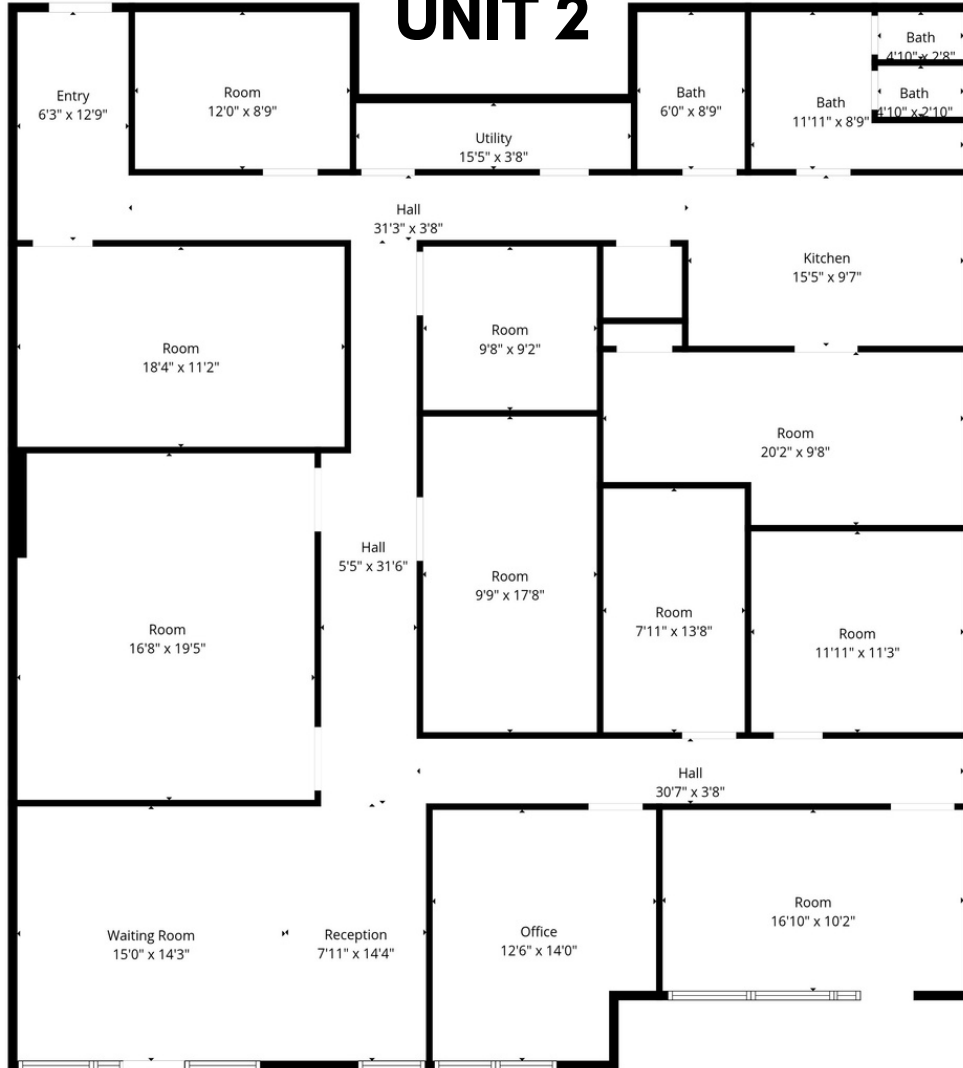


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UNIT 2



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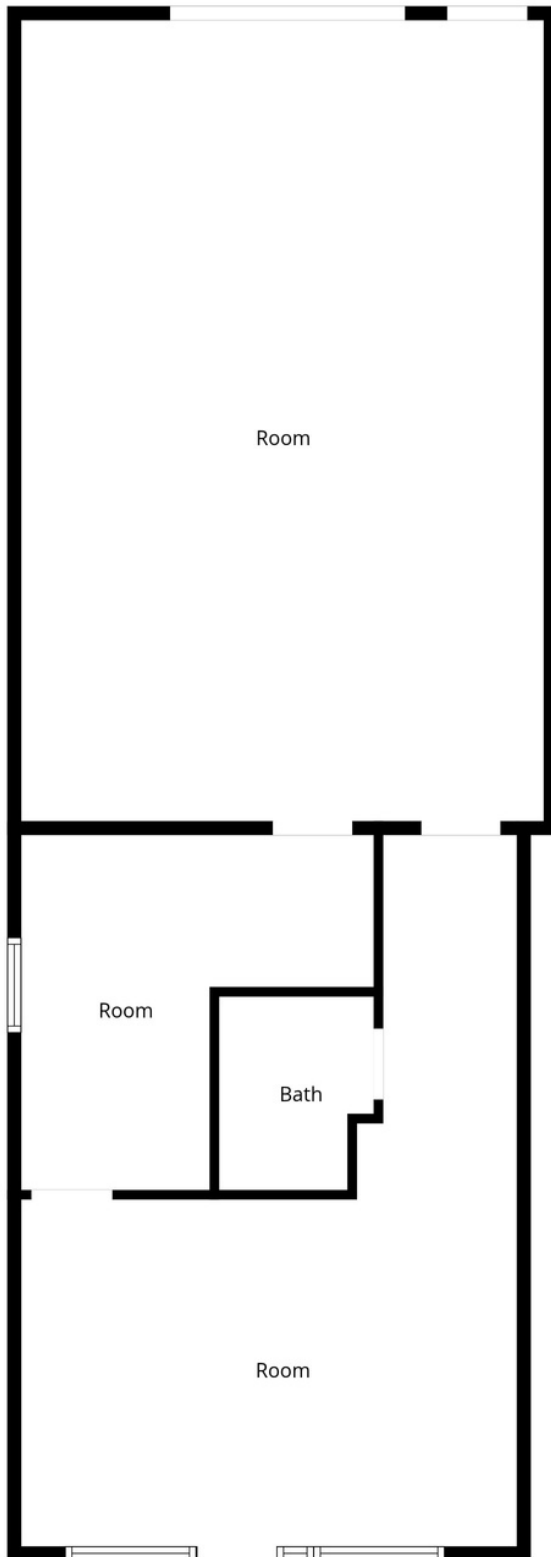
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UNIT 3



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