

# LEWIS RANCH PARCEL 4A

CONWAY, AR 72032



## PROPERTY DESCRIPTION

Located in the heart of Conway's bustling retail corridor, this 1.71-acre commercial property offers exceptional visibility and easy access from major highways, making it an ideal site for retail, dining, and service-oriented businesses. With a steady flow of local residents and visitors, this prime location ensures high foot traffic and exposure for any establishment. Whether you're looking to expand your business or invest in a growing market, this property offers tremendous potential in a highly sought-after area.

## PROPERTY HIGHLIGHTS

- Surrounded by multiple parcels with new developments
- Convenient access from major highways, I-40 and US 64
- Local residents, commuters and three colleges make for a large target audience
- For the second year in a row, Conway is the fastest growing city in Arkansas with a population over 50,000
- Traffic Counts: Amity Road (8,000 AADT), Dave Ward (36,000 AADT), I-40 (66,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	583	12,714	27,021
Total Population	1,502	33,599	68,033
Average HH Income	\$71,563	\$61,364	\$72,894

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