

For Sale
6,246± SF

**815 S DONAGHEY AVE
CONWAY, AR 72034**



Investment Property

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

INVESTMENT HIGHLIGHTS

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a well-positioned commercial property located at 815 S Donaghey Avenue in Conway, Arkansas. The property presents a unique opportunity for investors, offering the flexibility to acquire an income-producing asset with existing tenancy in place or pursue future occupancy of the building.

The property is currently leased to Hopebridge, LLC and subleased to Legacy Learning Center, providing an established income stream for an investor seeking a stabilized acquisition.

PROPERTY OVERVIEW

Address	815 S Donaghey Ave, Conway AR 72034
Price	\$2,000,000
Building Size	6,246± SF
Land Area	1.02± AC

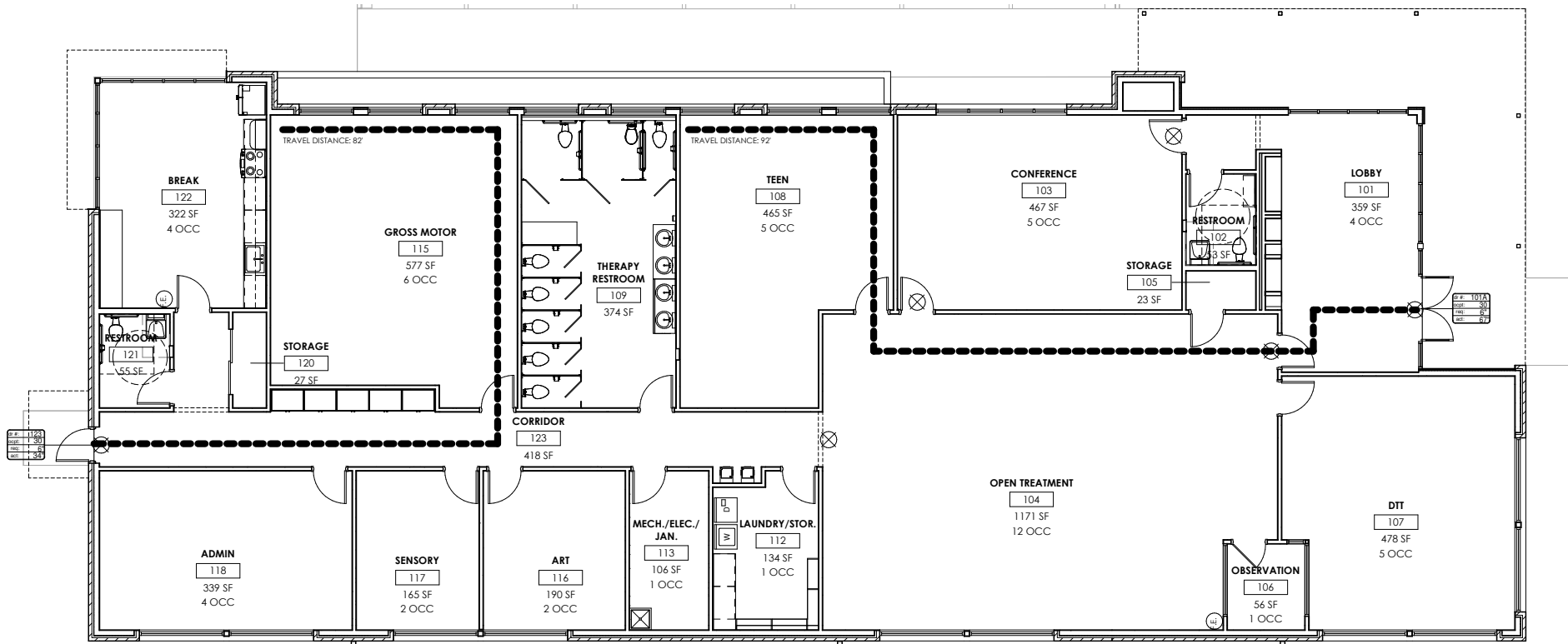
INVESTMENT HIGHLIGHTS

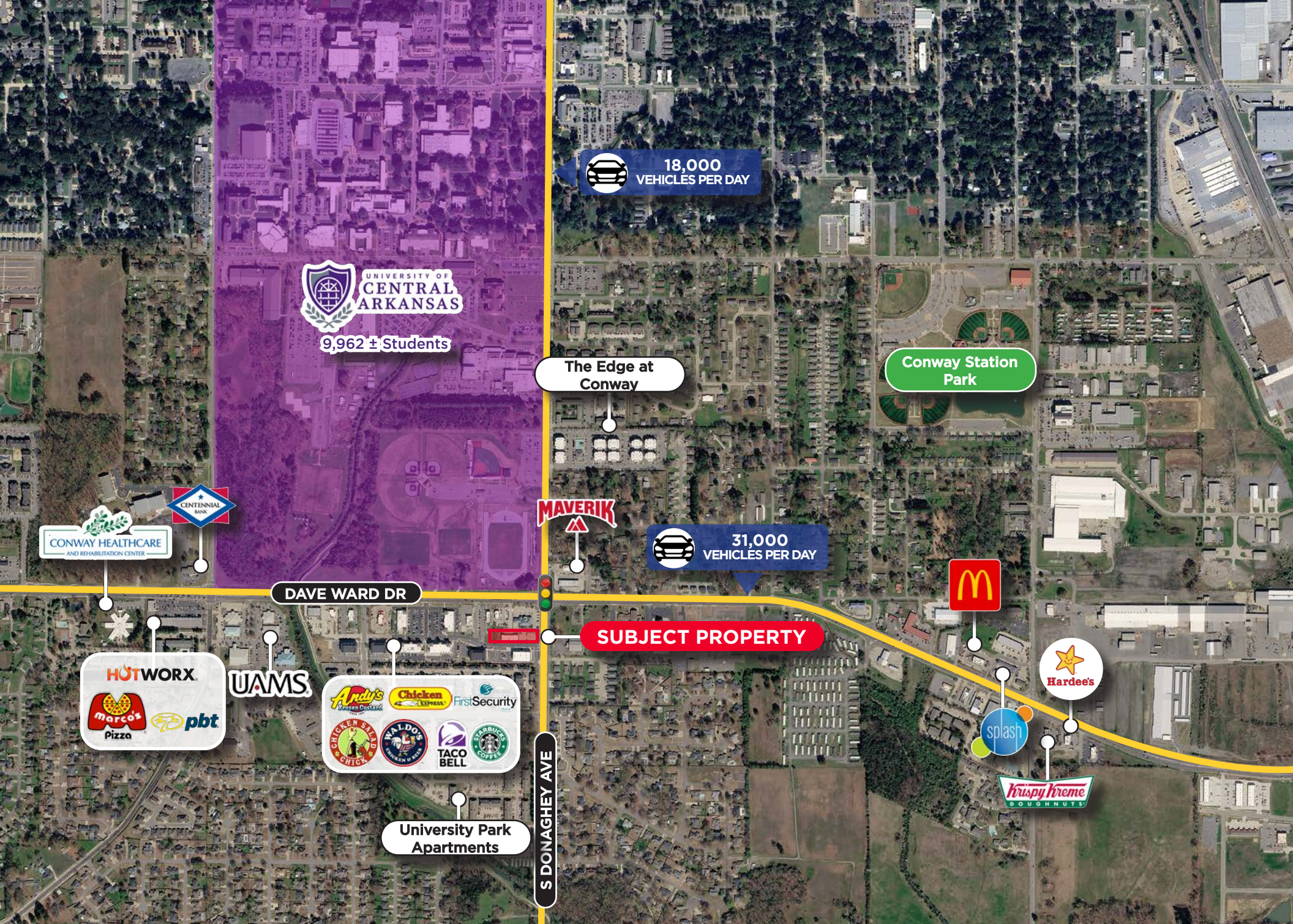
Tenant	Hopebridge, LLC
Sub-Tenant	Legacy Learning Center
Lease Commencement	4/26/2021
Lease End	4/30/2031
NOI	\$145,407/NNN
Cap Rate	7.27%
10 Year Initial Term	- Months 1-60 NOI: \$11,015.67 - Months 61-120 NOI: \$12,117.25



815 S DONAGHEY AVE | CONWAY, AR 72034

PROPERTY FLOORPLAN





815 S DONAGHEY AVE | CONWAY, AR 72034



**CUSHMAN &
WAKEFIELD**



sage
PARTNERS

±6,246 SF

815 S DONAGHEY AVE | CONWAY, AR 72034

FOR MORE INFORMATION, PLEASE CONTACT:

Colby Hoagland

303 218 8260

choagland@sagepartners.com

Cole Baldwin

501 410 2476

cbaldwin@sagepartners.com

Aaron Nicholson

501 230 6639

anicholson@sagepartners.com

479 845 3000

[sagepartners.com](https://www.sagepartners.com)

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.