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# RESTAURANT/MULTIFAMILY PROPERTY FOR SALE

## 912 Front Street, Conway, Arkansas



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## Property Understanding

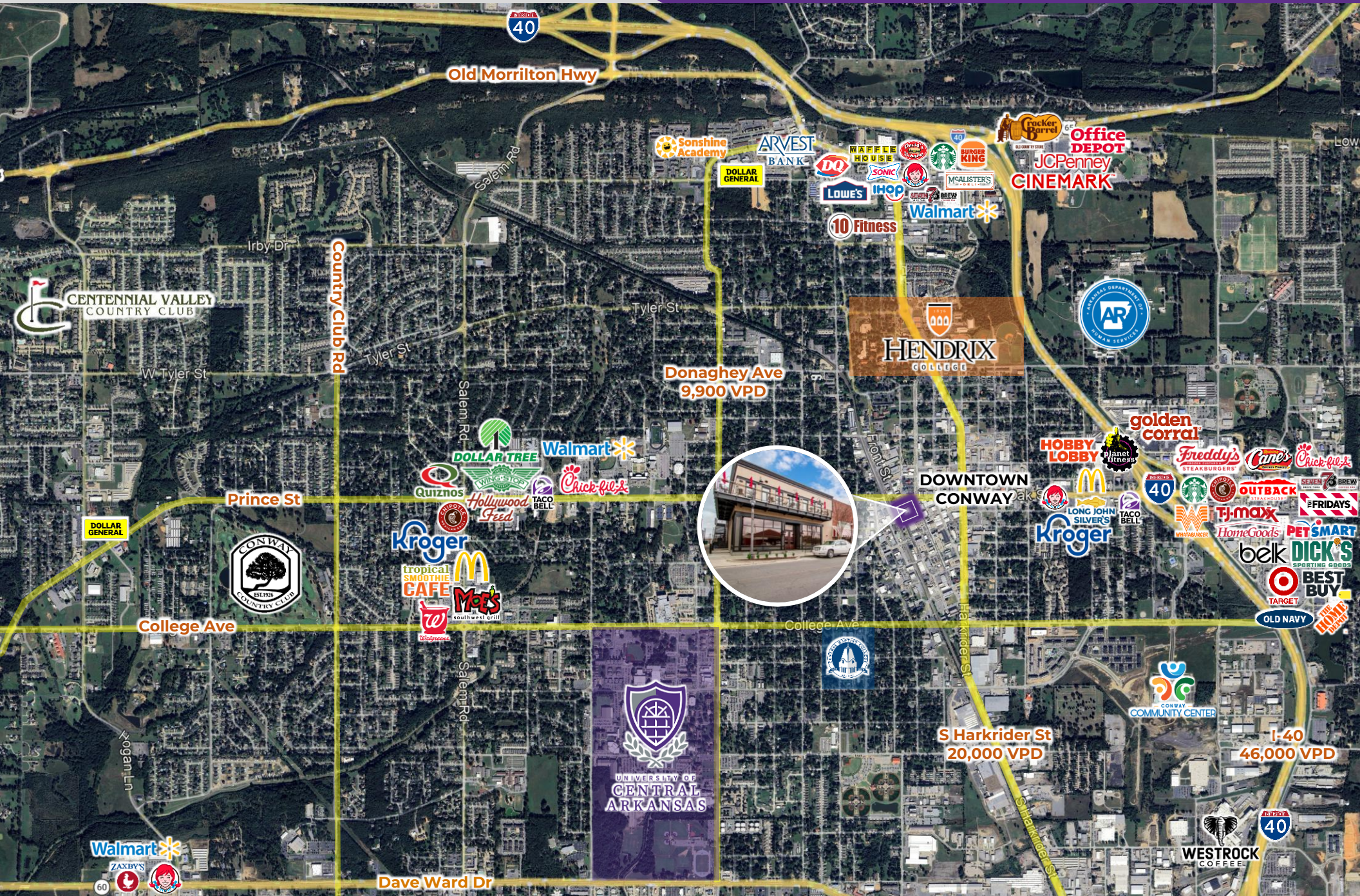
### OVERVIEW

<b>Offering &amp; Price</b>	For Sale   <b>(NEW PRICE) \$2,450,000</b> <del>\$2,550,000</del>
<b>Address</b>	912 Front St, Conway, AR 72032
<b>Property Type</b>	Restaurant/Multifamily
<b>Building Size</b>	±10,000 SF (±5,622 SF restaurant & ±1,000 SF balcony patio)
<b>Lot Size</b>	±0.18 Acres
<b>Stories</b>	2
<b>Total Units &amp; Occupancy</b>	4 Units   100% Occupied
<b>Year Built</b>	2017
<b>Zoning</b>	C-1

### PROPERTY HIGHLIGHTS

- **Iconic Landmark Building:** Two-story, highly visible property with prominent signage and strong street presence along Front Street.
- **100% Occupied | Stabilized Income:** Fully leased mixed-use asset delivering strong in-place cash flow from both commercial and residential tenants.
- **Class A Restaurant & Bar:** Class A ground-floor restaurant space offered turnkey with FF&E included. Second-floor full-service bar, party room, and ±1,000 SF balcony patio overlooking Front Street – fine dining user Seven Oaks Steak and Seafood currently occupies the space.
- **Four Class A Apartments:** Modern second-floor residential units featuring high-end finishes and premium downtown living appeal.
- **Multiple Revenue Streams:** Income generated from restaurant operations, bar/event space, balcony seating, and luxury residential units.
- **Premier Entertainment District Location:** Positioned in the heart of downtown Conway's Entertainment District with enhanced foot traffic and visibility—surrounded by restaurants, retail, nightlife, and year-round events.
- **Conway Growth Story:** Located in one of Arkansas' fastest-growing cities, fueled by continued population growth, university presence, and sustained downtown reinvestment.

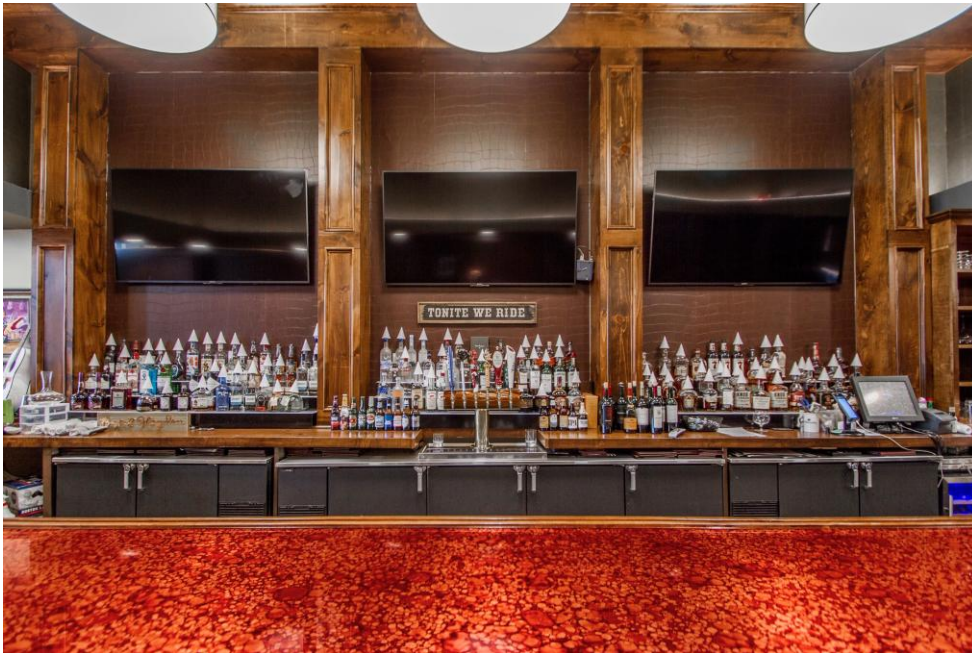














## Conway, Arkansas



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**

53,748

76,271

106,191

**Households**

21,279

30,149

41,593

**Average Age**

35.8

36.3

37.5

**Average Household Income**

\$83,724

\$92,666

\$93,733

**Businesses**

2,178

2,492

2,931

*\*Demographic details based on property location*

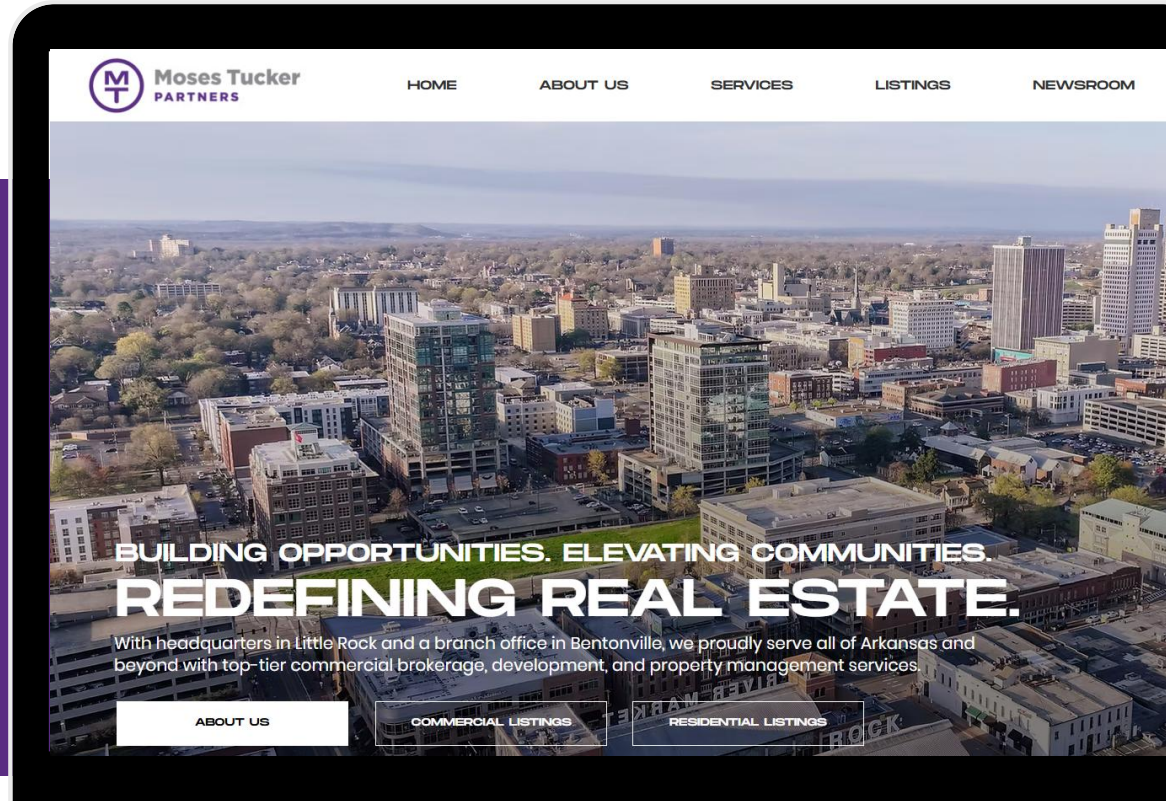
# CONNECT

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