



**Moses Tucker**  
**PARTNERS**

**Little Rock (HEADQUARTERS)**  
200 River Market Ave, Suite 300  
Little Rock, AR 72201  
501.376.6555

**Bentonville (BRANCH)**  
805 S Walton Blvd, Suite 123  
Bentonville, AR 72712  
479.271.6118

# INDUSTRIAL/OFFICE PROPERTY AVAILABLE

## 170 Commerce Road, Conway, Arkansas



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](http://mosestucker.com)





## Property Understanding

### OVERVIEW

|                       |                                                                                                                                                                                                                              |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Offering</b>       | For Sale Or Lease                                                                                                                                                                                                            |
| <b>Price</b>          | Contact Agent                                                                                                                                                                                                                |
| <b>Address</b>        | 170 Commerce Rd                                                                                                                                                                                                              |
| <b>City/State</b>     | Conway, AR 72032                                                                                                                                                                                                             |
| <b>Property Type</b>  | Industrial/Office                                                                                                                                                                                                            |
| <b>Stories</b>        | 2                                                                                                                                                                                                                            |
| <b>Building Size</b>  | ±7,200 SF                                                                                                                                                                                                                    |
| <b>Lot Size</b>       | ±2.52 Acres                                                                                                                                                                                                                  |
| <b>Year Built</b>     | 2008                                                                                                                                                                                                                         |
| <b>Traffic Counts</b> | <ul style="list-style-type: none"> <li>○ Commerce Rd – 2,400 VPD</li> <li>○ S Harkrider St – 18,000 VPD</li> <li>○ Interstate 40 – 46,000 VPD</li> <li>○ Dave Ward Dr – 36,000 VPD</li> <li>○ Oak St – 30,000 VPD</li> </ul> |

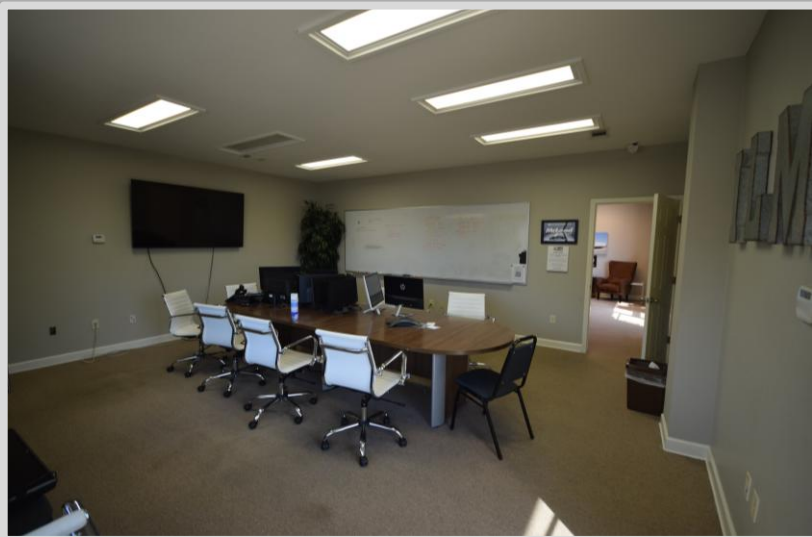
### PROPERTY HIGHLIGHTS

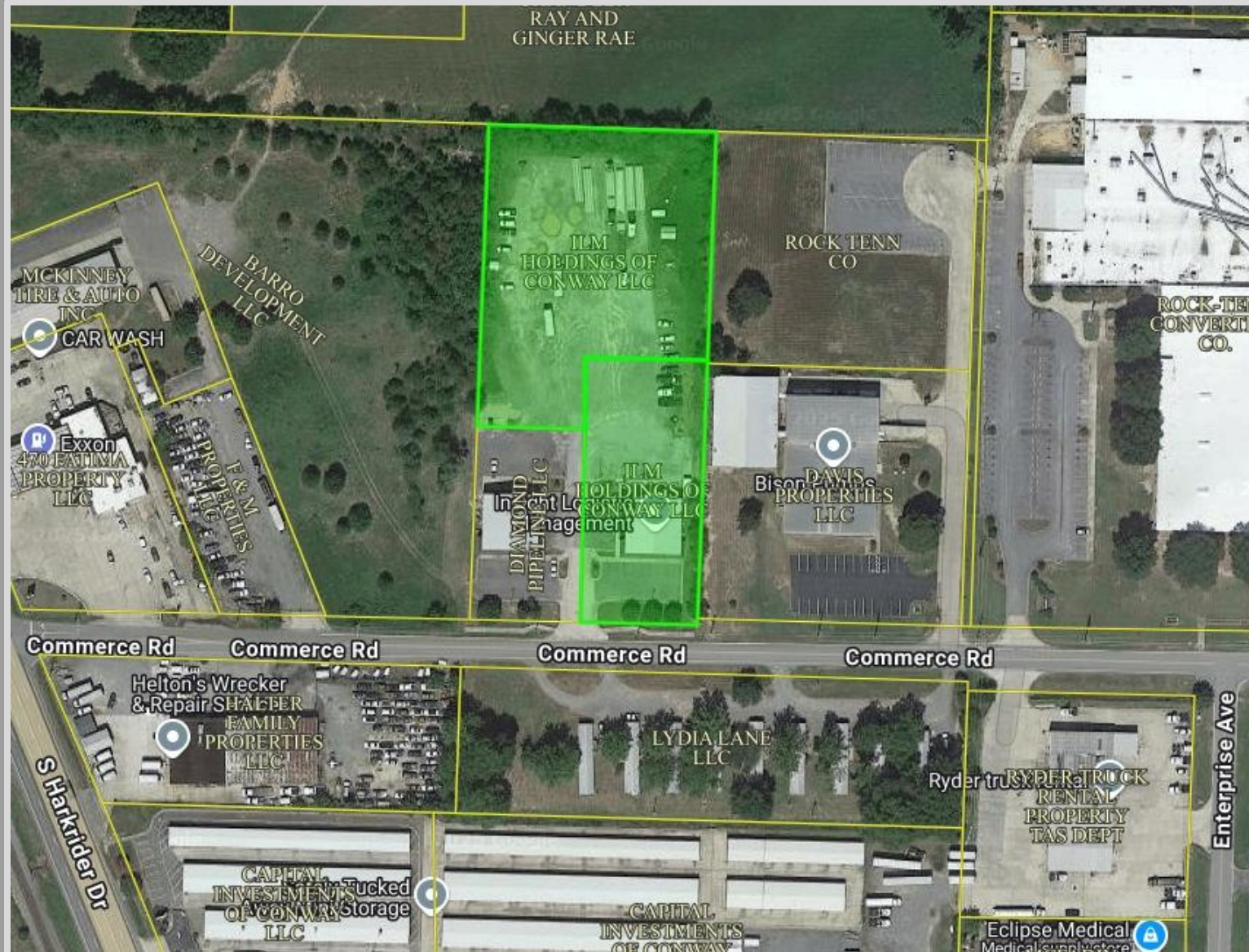
- Situated in the Industrial Park of Conway
- 0.9 mi to I-40 (46,000 VPD)
- 3 roll-up doors – 1 is ready for immediate use while others require buildout removal
- Majority of the lot (2.02 acres) is securely fenced
- 4 of the 5 HVAC systems have been recently replaced
- Surrounded by numerous national retailers including, but not limited to, Best Buy, TJ Maxx, Home Depot, Action Jacks Family Fun & Entertainment, and many others









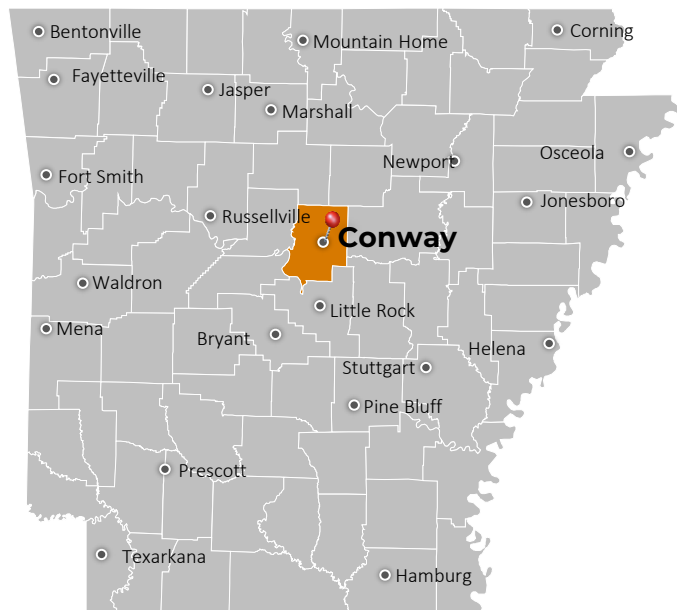








## Conway, AR



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\*

#### Population

#### 3 MILES

#### 5 MILES

#### 10 MILES

#### Households

#### Average Age

#### Average Household Income

#### Businesses

45,015

77,114

103,439

17,545

30,536

40,596

34.9

36.4

37.3

\$73,721

\$84,295

\$86,326

1,934

2,390

2,756

*\*Demographic details based on property location*

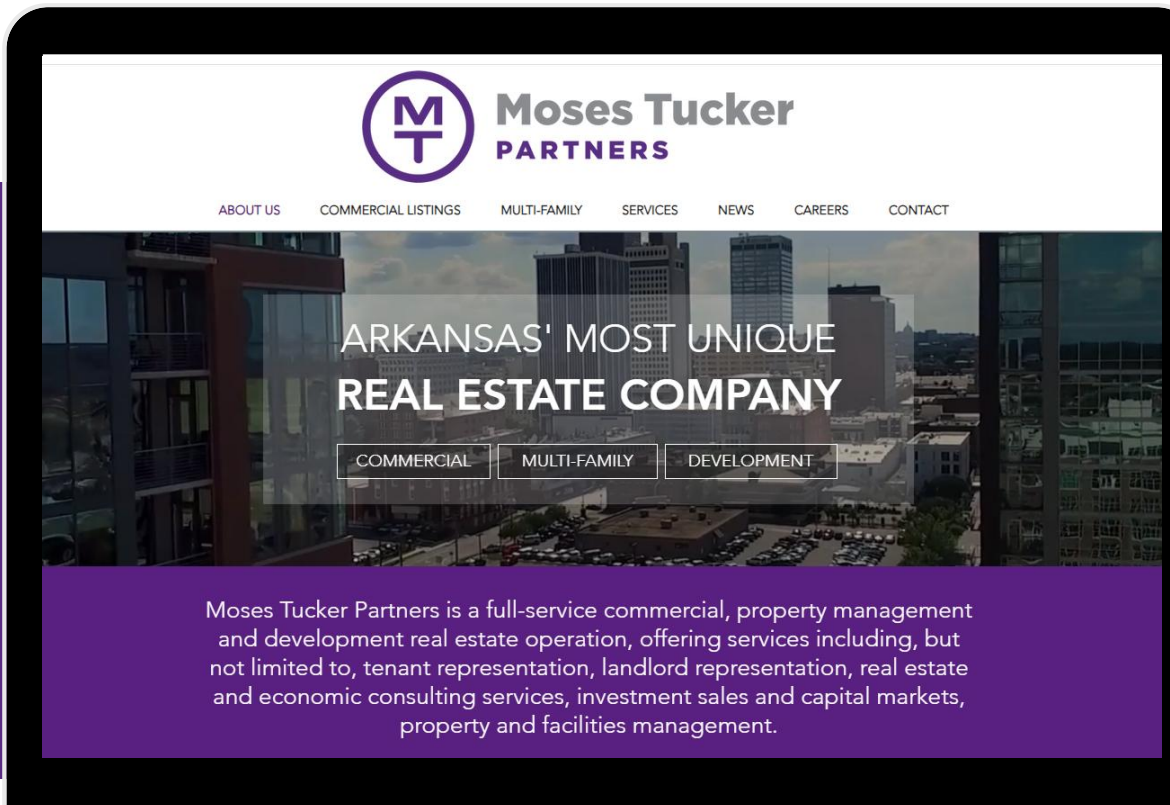
# CONNECT

 (501) 376-6555

 [www.mosestucker.com](http://www.mosestucker.com)

 [info@mosestucker.com](mailto:info@mosestucker.com)

 **200 River Market Ave, Suite 300,  
Little Rock, AR 72201**



**Chris Monroe**

*Principal & Vice President of Corporate Services*  
[cmonroe@mosestucker.com](mailto:cmonroe@mosestucker.com)

**Greyson Skokos**

*Principal & Vice President of Brokerage*  
[gskokos@mosestucker.com](mailto:gskokos@mosestucker.com)

**Pierce Moss**

*Brokerage Assistant*  
[pmoss@mosestucker.com](mailto:pmoss@mosestucker.com)

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