



## PROPERTY DESCRIPTION

Located in Conway, Arkansas, the fastest growing city in the state. With easy access to major highways, ensuring high visibility and convenient customer reach, this 6,652 SF property is ideal to any user or investor.

## PROPERTY HIGHLIGHTS

- **High-Visibility Location:** Situated on Highway 64 E, one of Conway's main thoroughfares, with high traffic counts (25,000 AADT) and easy access for both eastbound and westbound commuters
- **Ample Parking:** Features a large, dedicated parking area for customers and employees
- **Contemporary design** featuring a fully furnished and equipped restaurant
- **Area Retailers include:** Popeyes, Outback, Buffalo Wild Wings, Chick-Fil-A, Chili's, Whataburger, Old Navy, Shoe Carnival, KOHL'S, Arby's, and Subway.
- **Traffic Counts:** Oak Street (10,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,968	14,040	26,923
Total Population	5,366	36,365	67,900
Average HH Income	\$65,144	\$62,039	\$73,803

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