

BUILDING FOR LEASE OR SALE

105 E Oak St | Conway, AR 72032



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FLAKE & KELLEY
COMMERCIAL

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BUILDING OVERVIEW

AVAILABLE

3,708 SF

LEASE PRICE

\$14 (NNN)

SALE PRICE

\$795,000

HIGHLIGHTS

- Move-In ready restaurant with Drive Thru
- Has Vent Hood, Walk-In Freezers, and Grease Trap
- Just off Interstate 40 next to Kroger
- Additional parking available



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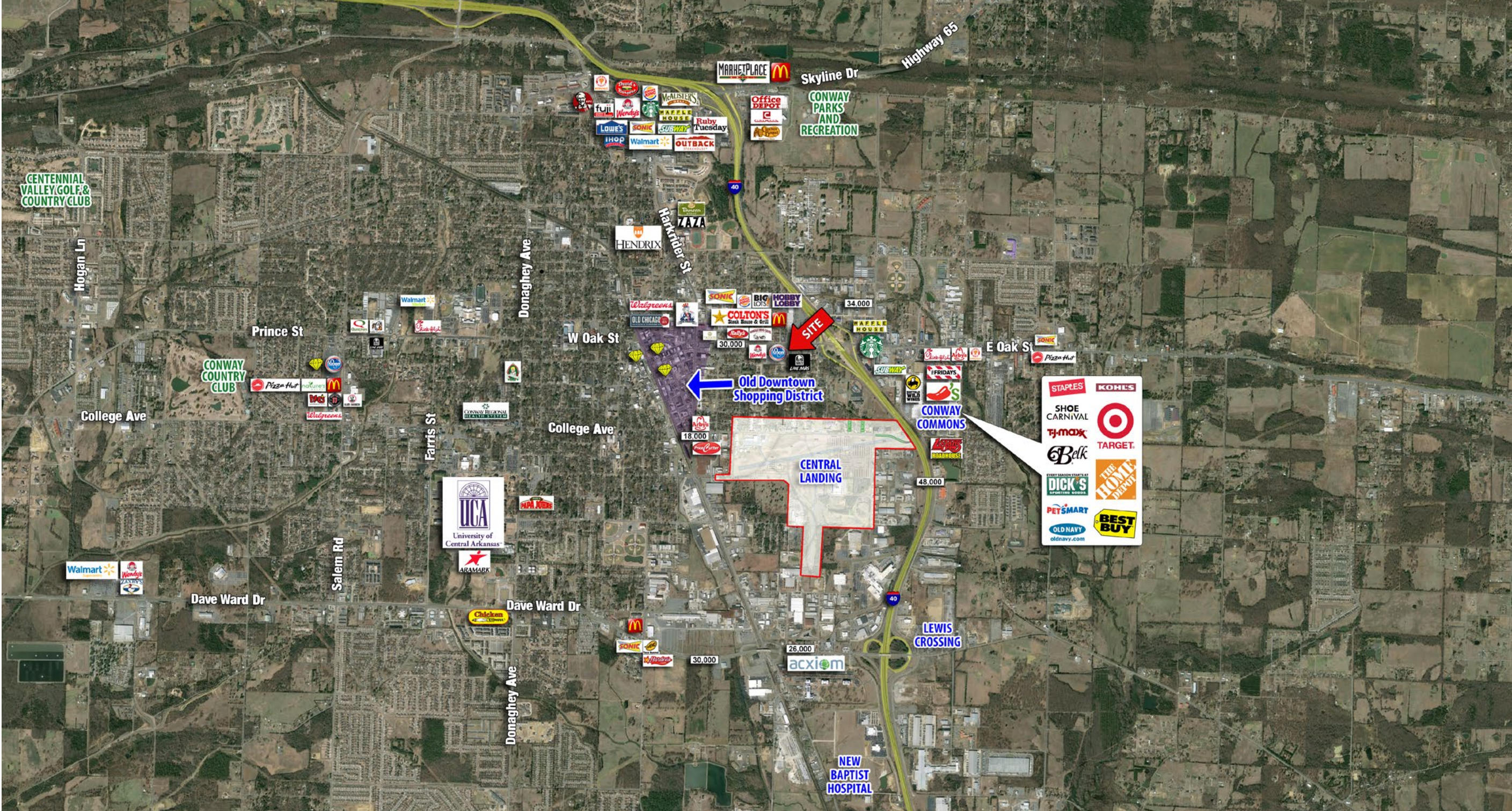
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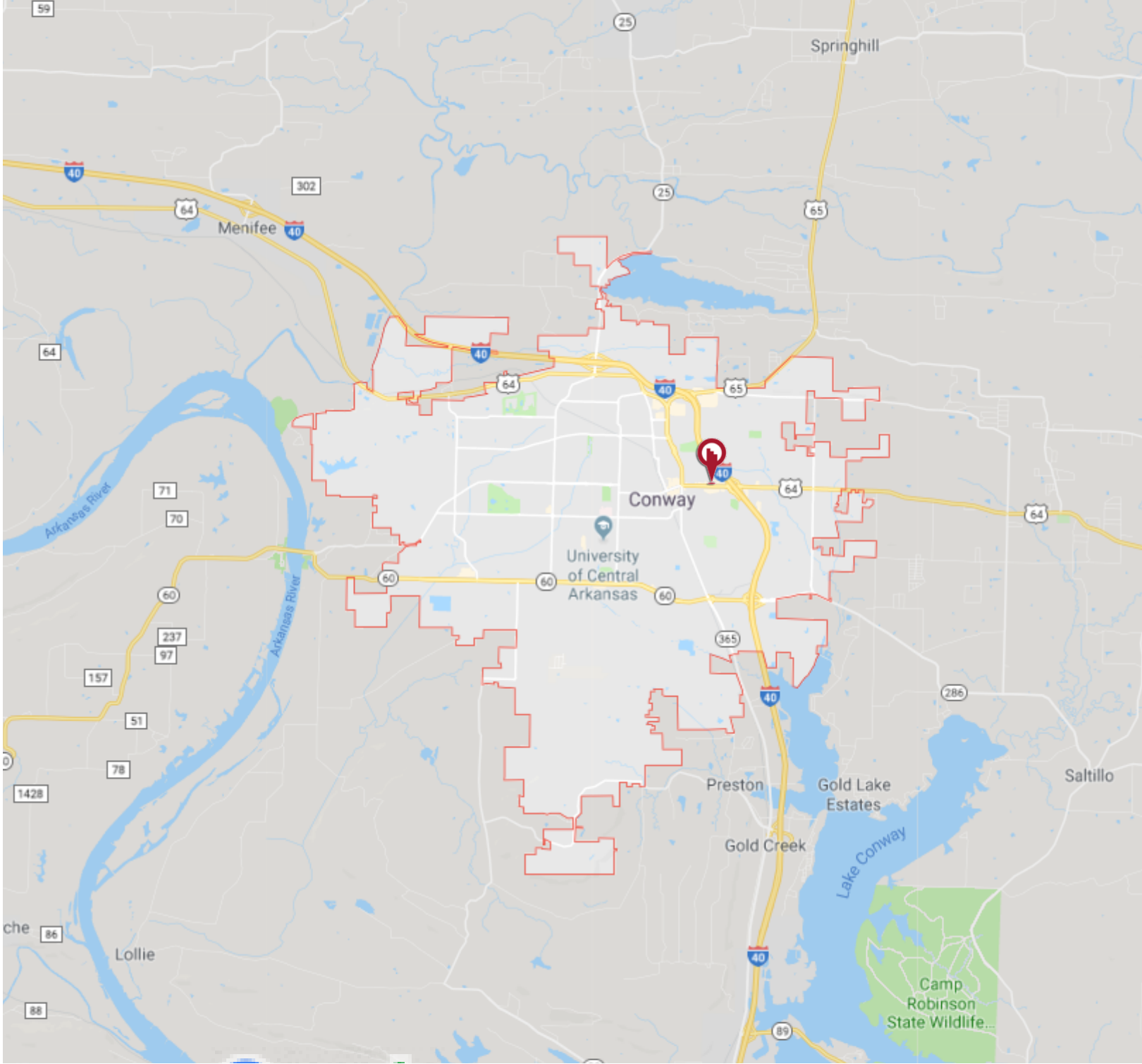
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LOCATION SUMMARY

Conway's strong community spirit, high-performing schools and colleges, family friendly recreation, and vibrant economy continue to attract visitors, residents, and businesses to the city. This quality of life has made Conway one of the top five fastest growing cities in Arkansas.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	45,802	74,292	82,051
AVERAGE HH INCOME	\$59,956	\$66,215	\$67,458
TOTAL NUMBER OF HH	17,929	29,865	32,755



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CONTACT



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Matt Strom joined Flake & Kelley in 2016 after transferring back from Denver, CO. While there, he acquired the Series 7 and Series 63 license to sell real estate investments. Matt gained invaluable sales experience selling investments which have certainly carried over into his new role as a real estate broker. He is currently representing several landlords and tenants in commercial leasing, completed a 1031 Exchange for an out-of-state investor, and listed/sold several acres across Northwest Arkansas. Also, Matt received the 2017 NWA CCIM Chapter Scholarship and is quickly working towards achieving the CCIM Designation.



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Thomas is a licensed agent for the firm. His primary focus includes Investments, Brokerage, Sales, Leasing, Landlord Representation and Tenant Representation. Prior to joining Flake & Kelley, Schmidt grew up in Little Rock and graduated from Little Rock Catholic High. He then attended the University of Mississippi where he earned a business degree in Marketing. His background in marketing makes him adept at using the latest technology to market properties to a wide range of investors. Schmidt represents numerous clients from big name to local. Some of those clients include Arvest Bank, Sonic, One Banc, CenterPoint Energy, First National Bank, Grubbs, Magic Lube Corp, Families Inc. and many more. Schmidt was named to the Arkansas Business "20 in their 20's" class of 2018.

39 YEARS of
commercial
real estate
expertise



6 MILLION
SQUARE FEET
under management

69 PROFESSIONALS ON STAFF
28 AGENTS

Brokerage and Leasing
Experience and utilization of comprehensive data to make informed decisions

Retail Tenant Representation
Knowledge of markets, resourcefulness and long-standing relationships

Office Tenant Representation
Space analysis keyed to client objectives

Landlord Representation
Maximizing revenue through tenant analysis and qualifications

Investment Sales
Experts with thorough knowledge of the local markets and strong regional and national coverage through established platforms

Property Management
Longevity of client relationships generates new client opportunities

Development Management
Executing the state's most prominent developments

Consulting Services
Experience that drives strategic planning, risk assessment and client profitability

flakeandkelley.com |

NW OFFICE

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LR OFFICE

425 W. Capitol Ave., Ste 300
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