

Prime High-Traffic Retail Site – Conway, AR

Building or Ground Lease Opportunity

OFFERING SUMMARY

Location:	814 E. Oak St Conway, Arkansas 72032
Land Size:	≈ 2.06 AC
Building Size:	≈ 9,300 SF (Typ. Golden Corral Building w-FF&E Removed)
Parking:	130 on-site parking spaces
Zoning:	C-3 Commercial
Availability:	Available for lease only – Building & Land or Ground Lease
Initial Annual Rent:	\$280,000 NNN 10% rent increase every 5 years

HIGHLIGHTS

- * Prime High-Traffic Location
- * Key National Retailers, Restaurants & Hotels Nearby
- * Opportunity for Building Lease or Ground Lease
- * Conway is a fast-growing city with a 2025 estimated population of 72,328 & home to 3 colleges

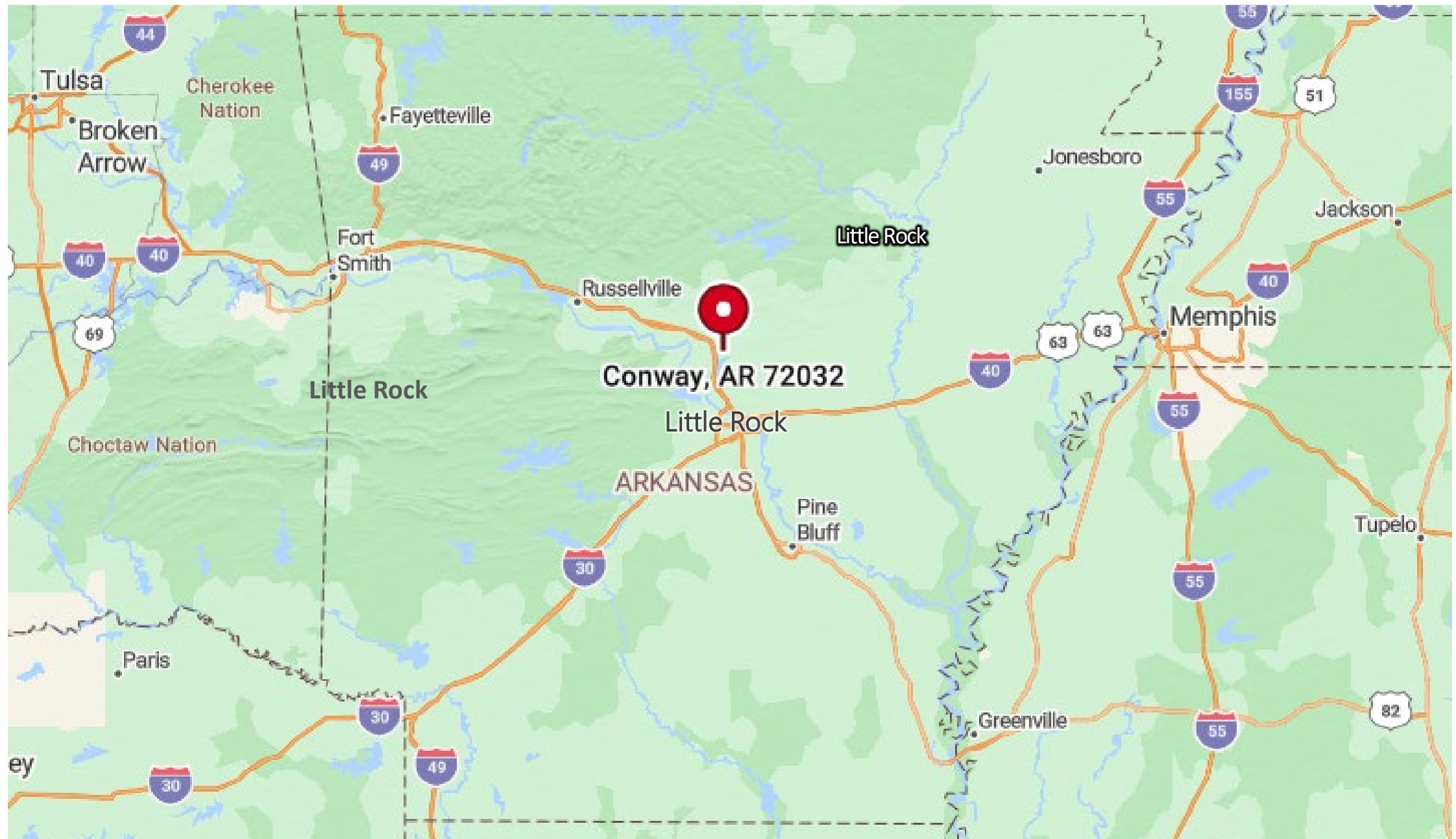
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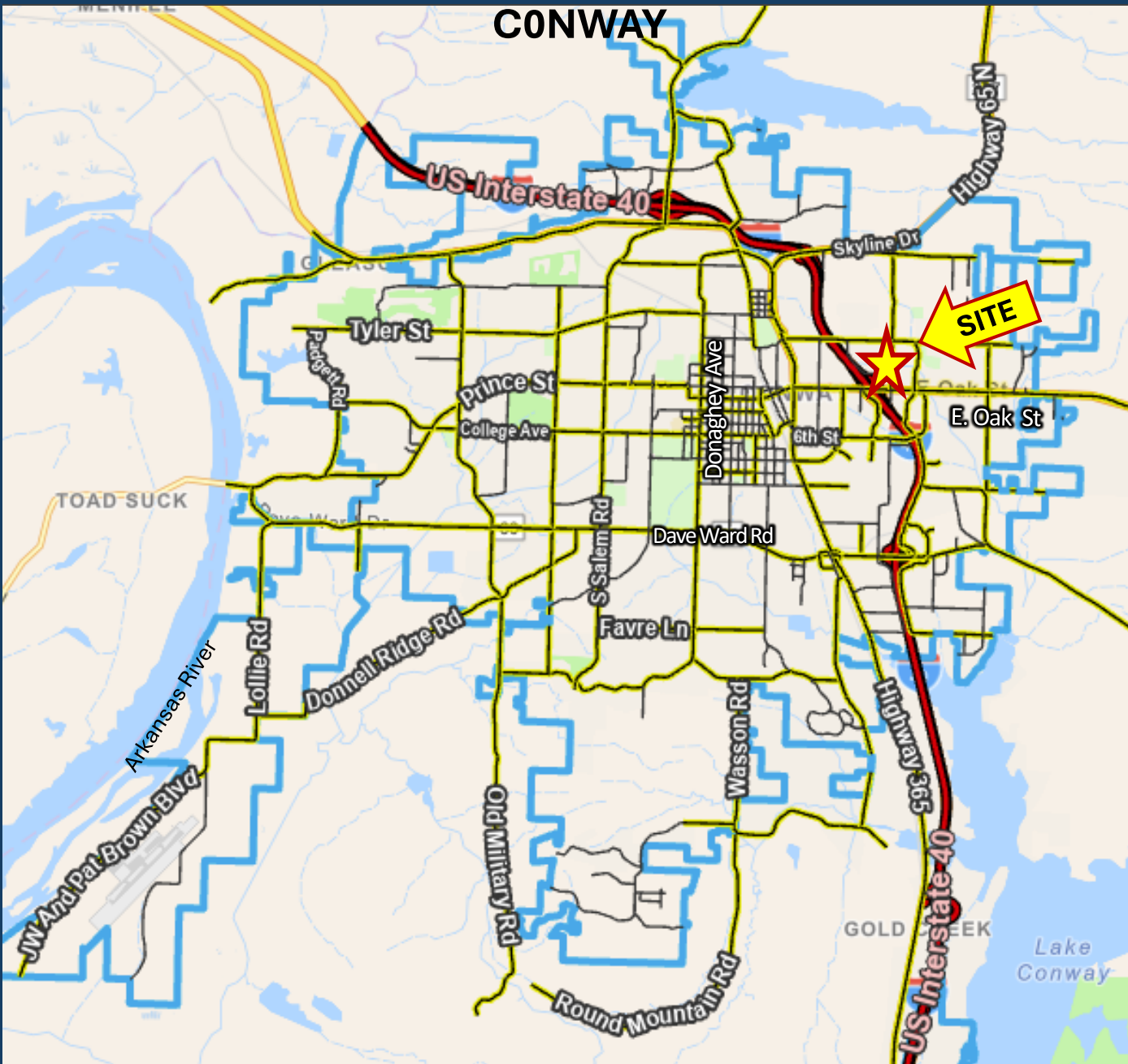


REGIONAL MAP



CITY & MSA MAPS

CONWAY



The Conway, AR Metropolitan Statistical Area (MSA) is part of the larger Little Rock-North Little Rock - Conway MSA, which spans over 4,000 square miles and serves a population of 770,959

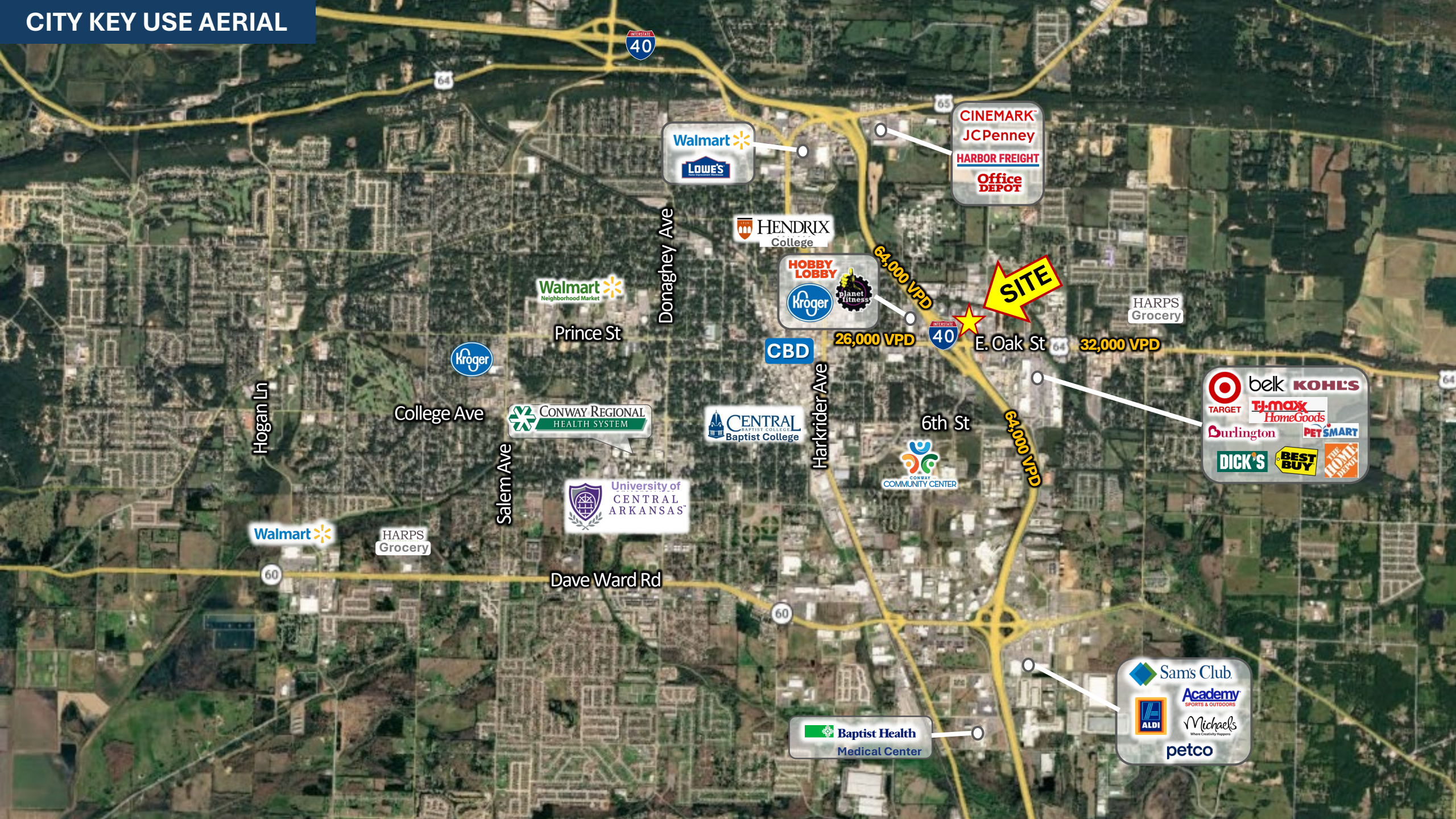
MSA



NEIGHBORHOOD AERIAL



CITY KEY USE AERIAL



40

64

65

CINEMARK
JC Penney
HARBOR FREIGHT
Office DEPOT

Walmart
LOWE'S

HENDRIX College

HOBBY LOBBY
Kroger
planet fitness

SITE

HARPS Grocery

64,000 VPD

26,000 VPD

40

E. Oak St

32,000 VPD

CBD

Harkrider Ave

6th St

64,000 VPD

Target belk KOHL'S
TJ-maxx HomeGoods
Burlington PETSMART
DICK'S BEST BUY THE HOME DEPOT

Prince St

Walmart
Neighborhood Market

Kroger

College Ave

CONWAY REGIONAL HEALTH SYSTEM

CENTRAL Baptist College

University of CENTRAL ARKANSAS

CONWAY COMMUNITY CENTER

Hogan Ln

Salem Ave

Dave Ward Rd

Walmart

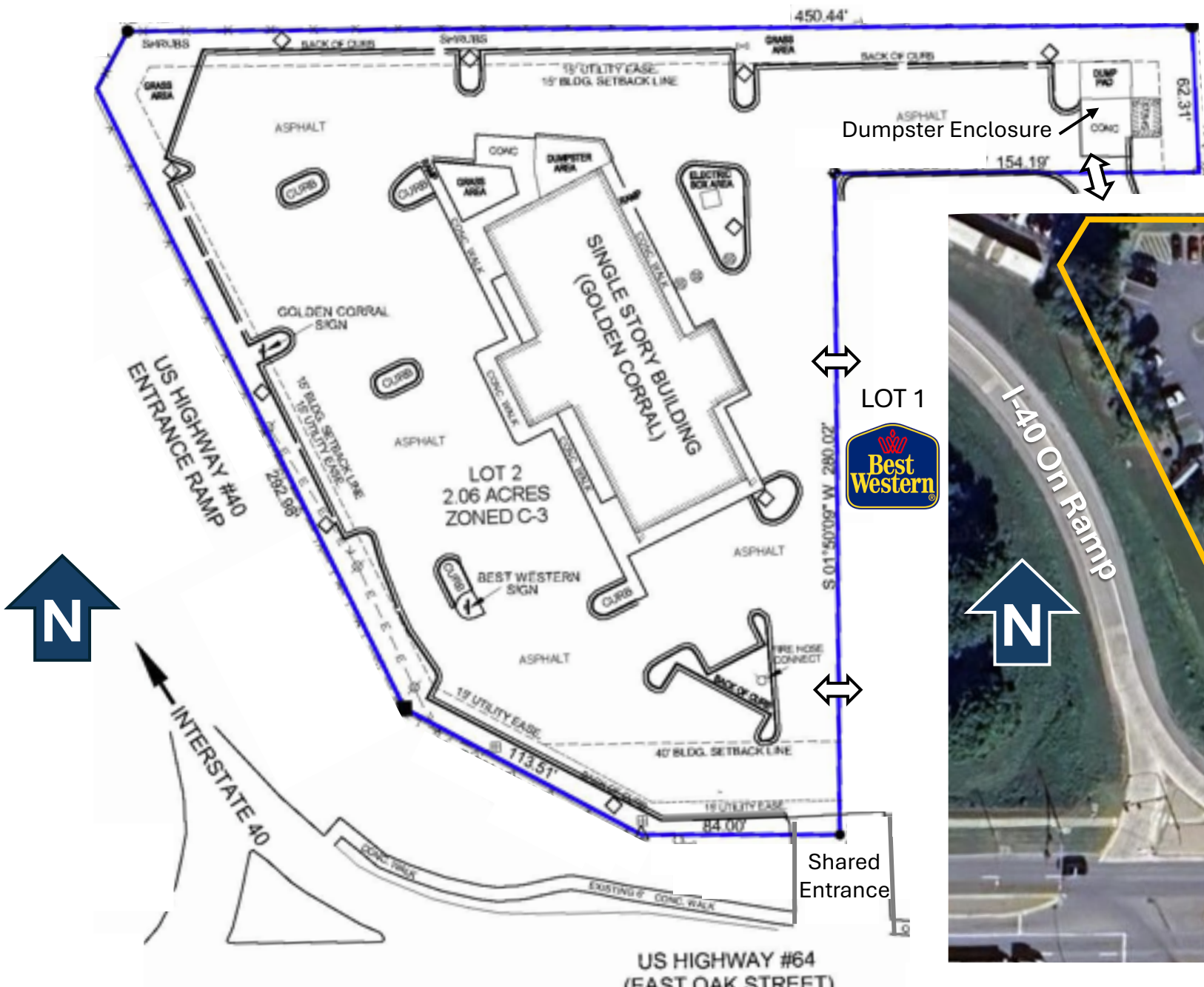
HARPS Grocery

60

Baptist Health Medical Center

Sam's Club
Academy SPORTS & OUTDOORS
ALDI Michaels
petco

SURVEY DRAWING & CLOSE AERIAL



NOTE:
The Property is subject to a recorded cross access & parking agreement with the adjacent property occupied by Best Western Motel



Note: Golden Corral's FF&E has been removed



LEASE TERMS

Building & Land Lease

Initial Annual Rent:	\$280,000
Lease Type:	NNN - with tenant responsible for all property maintenance, real estate taxes, all risk insurance and utility charges
Rent Increases:	10% every 5 years
Initial Lease Term:	15 years
Delivery Condition:	Landlord to deliver the property in as-is condition to tenant



Ground Lease

Initial Annual Rent:	\$280,000
Lease Type:	NNN - with tenant responsible for all property maintenance, real estate taxes, all risk insurance and utility charges
Rent Increases:	0% every 5 years
Initial Lease Term:	15 years
Delivery Condition:	Landlord to deliver the property in as-is condition to tenant with a contribution of \$50,000 toward tenant's building demolition and removal cost



PROPERTY PHOTOS



Snapshot of Conway



Geography & Employment:

Location

Situated 30 miles north of Little Rock along Interstate 40, allowing for an easy commute between the two hubs.

Employment

Major local employment sectors include higher education, technology, and government.

Demographics:

City Population:	72,328 (2025 Est.)
Population % Change 2020 – 2025:	12.7%
Median HH Income:	\$63,004
County Population:	129,777 (2024)
MSA Population:	770,959



A Fast-Growing City With Small-Town Charm

Being home to three prominent universities – the University of Central Arkansas, Hendrix College, and Central Baptist College – Conway has earned the title, “City of Colleges.”

The presence of these institutions shapes our city, so although we’ve maintained our small-town charm, we’ve also welcomed some big-city amenities as well. In Conway, you’ll discover a place where history mingles with innovation and where the spirit of community intertwines with the excitement of exploration.



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Marcus & Willthrop