



FOR SALE/LEASE

9,100 SF ± FLEX BUILDING

📍 812 MERRIMAN STREET | CONWAY, AR

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein. Listing Agent has ownership interests in the property. Seller holds active Arkansas Real Estate License.

REED GIBBONS, SVP

501.580.7000 | WWW.RPMGROUP.COM

RGIBBONS@RPMGROUP.COM



812 MERRIMAN STREET
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PROPERTY INFORMATION

This 9,100 SF ± flex building sits on a 0.8-acre ± lot in the heart of Conway, offering an ideal location for a variety of uses. The property features a 2,500 SF ± heated and cooled open showroom space along with an additional 1,500 SF ± heated and cooled area, creating versatile options for office, retail, or workspace. The building is equipped with eight overhead doors and a dock ramp for easy access. An extra 0.4-acre ± lot is also included, providing expanded parking or future growth opportunities.

Zoned C-3, the property presents excellent flexibility for retail, showroom, light industrial, or redevelopment. Ownership is willing to subdivide for lease. The additional 0.4-acre ± lot may also be purchased separately—please contact the listing agent for pricing. Conveniently located directly behind Tacos 4 Life and Taziki's, with quick access to I-40, this property offers unmatched accessibility and visibility in a thriving Conway corridor.

- > **SALE PRICE** \$1,100,000
Extra Lot (0.4 acres ±) could be purchased separately - call for pricing
- > **LEASE RATE** \$11/SF/YR NNN
**Will Subdivide*
- > **BUILDING SIZE** 9,100 SF ±
Suite A | 6,100 SF ±
Suite B | 1,500 SF ±
Suite C | 1,500 SF ±
- > **LOT SIZE** 0.81 ACRES ±
- > **ZONING** C3



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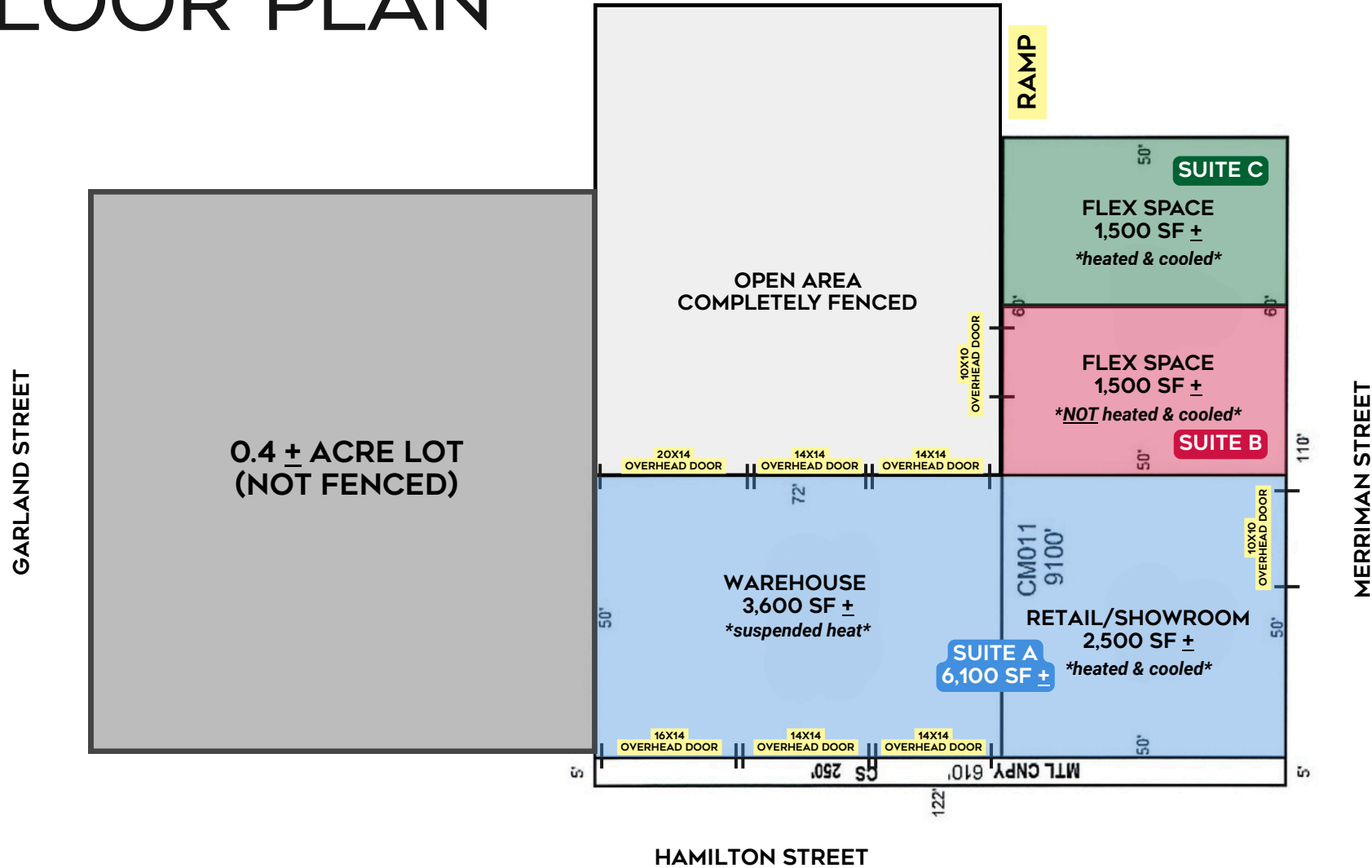
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FLOOR PLAN



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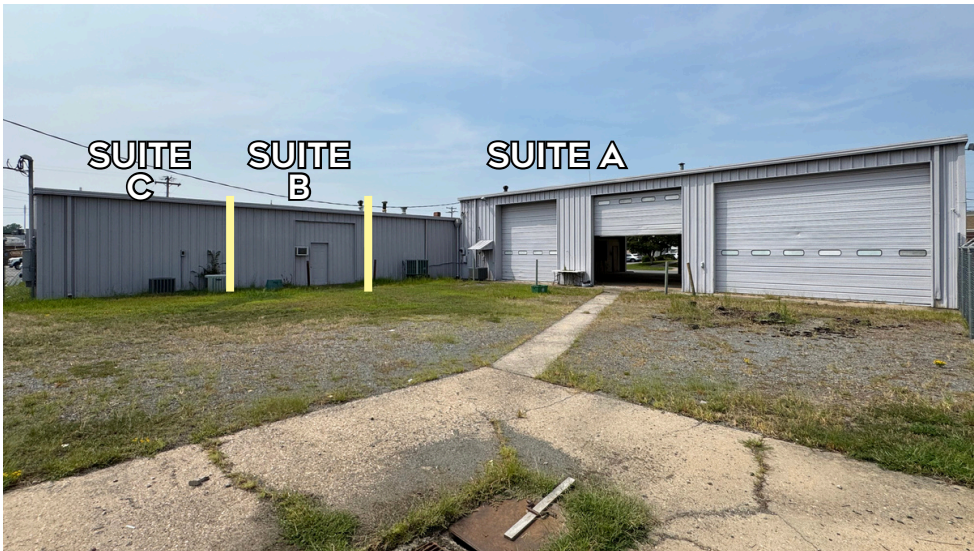
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