

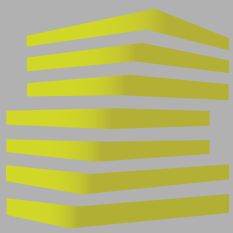


**LOCATION.**  
commercial real estate

# CONWAY COMMONS

501 Elsinger Blvd

CONWAY, AR



# CONWAY COMMONS

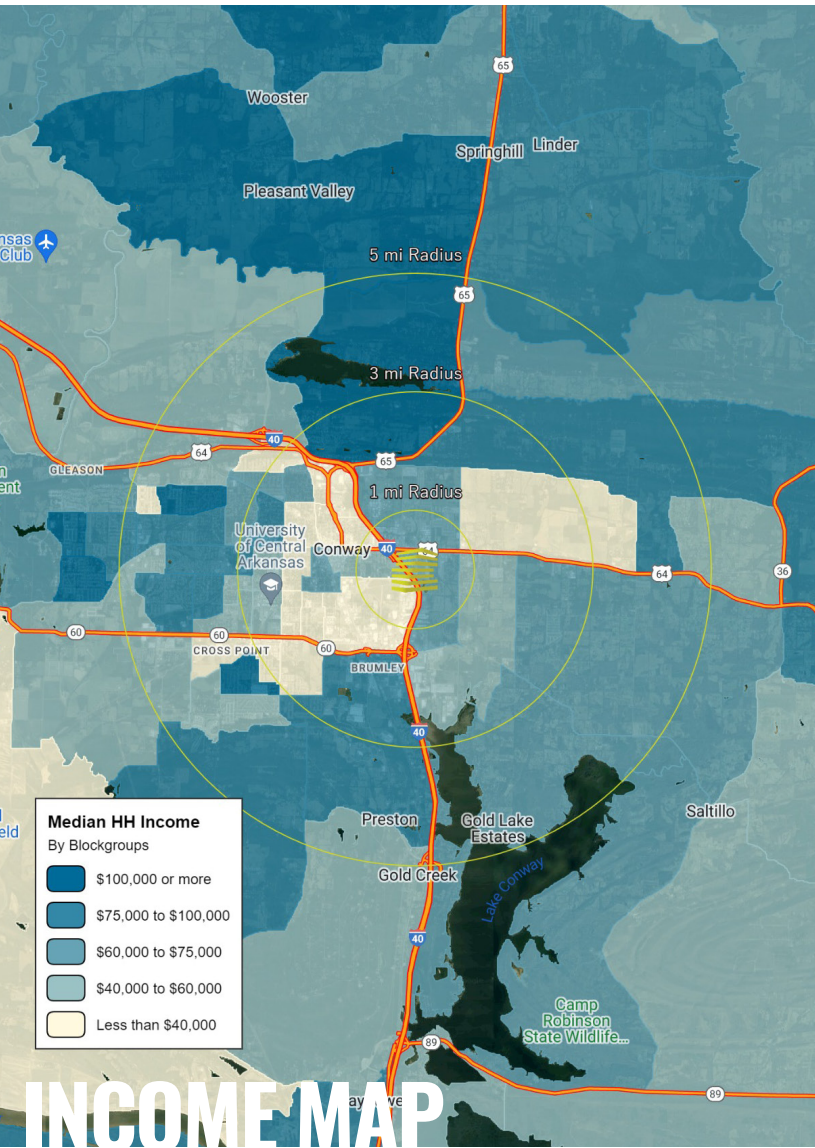
## NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (DIRECT)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

SCOTT BITNEY

314.818.1550 (DIRECT)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



### TRADE AREA OVERVIEW

Conway, Arkansas is the county seat of Faulkner County, located in the state's most populous Metropolitan Statistical Area, Central Arkansas. Conway is unusual in that the majority of its residents do not commute out of the city to work. The city also serves as a regional shopping, educational, work, healthcare, sports, and cultural hub for Faulkner County and surrounding areas. Conway's growth can be attributed to its jobs in technology and higher education with its largest employers being Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Insight Enterprises, and many technology start up companies. Conway is home to three post-secondary educational institutions, earning it the nickname "The City of Colleges."

As of the 2017 Census Estimate, the city proper had a total population of 65,782, making Conway the eighth-largest city in Arkansas. Central Arkansas, the Little Rock-North Little Rock-Conway, AR Metropolitan Statistical Area, is ranked 75th largest in the United States with 734,622 people in 2016. Conway is part of the larger Little Rock-North Little Rock, AR Combined Statistical Area, which in 2016 had a population of 905,847, and ranked the country's 60th largest CSA.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	4,899	34,204	70,253
<b>HOUSEHOLDS</b>	1,995	13,214	28,006
<b>EMPLOYEES</b>	6,264	23,116	31,365
<b>AVG HH INCOME</b>	\$64,051	\$61,429	\$77,256

### SURROUNDING RESTAURANTS | RETAIL

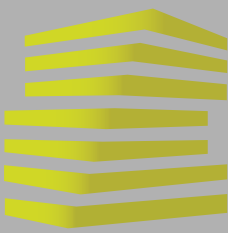


**KOHL'S**



**OLD NAVY**





# CONWAY COMMONS

## SITE PLAN

ALEX APTER

314.818.1562 (DIRECT)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

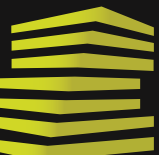
SCOTT BITNEY

314.818.1550 (DIRECT)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



Suite	Tenant	SF	Suite	Tenant	SF
1	Blaze Pizza	2,960	18	Kohl's	88,248
2	GameStop	2,000	19	Mulan's Chinese Buffet	6,457
3	Rising Star Boba	1,700	20	Las Palmas Restaurante	3,400
4	GNC	1,700	21	Maurices	5,500
5	Great Clips	1,500	22	AVAILABLE	2,500
6	Good Feet Store	2,887	23	Santorini Nail Lounge	4,000
7	Caked Up	2,000	24	Bath & Body Works	4,000
8	Sport Clips	1,500	25	Old Navy	14,800
9	Merle Norman	1,500	26	Carter's	5,000
10	Forever Nail	1,500	27	Sally Beauty	1,500
11	Torrid	4,500	28	Buckle	6,000
12	Belk	73,700	29	Petsmart	20,087
13	TJ Maxx	50,000	30	Burlington	20,390
14	Fragrances Unlimited	2,275	31	Dick's Sporting Goods	43,466
15	pOpshelf	10,800	32	Spencer's	3,800
16	Shoe Carnival	11,500	33	Best Buy	20,045
17	Rally House	8,000	34	AT&T	4,500

- MAJOR POWER CENTER IN CONWAY WITH SHOP SPACE AND PAD SITE AVAILABLE
- JOIN TARGET, KOHL'S, BURLINGTON, HOME DEPOT, DICK'S, BELK, TJ MAXX, PETSMART, AND BEST BUY
- OUTPARCEL AVAILABLE
- CALL BROKER FOR PRICING

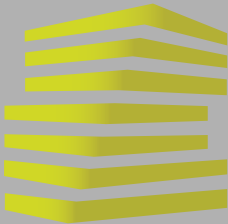


**LOCATION.**  
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# CONWAY COMMONS

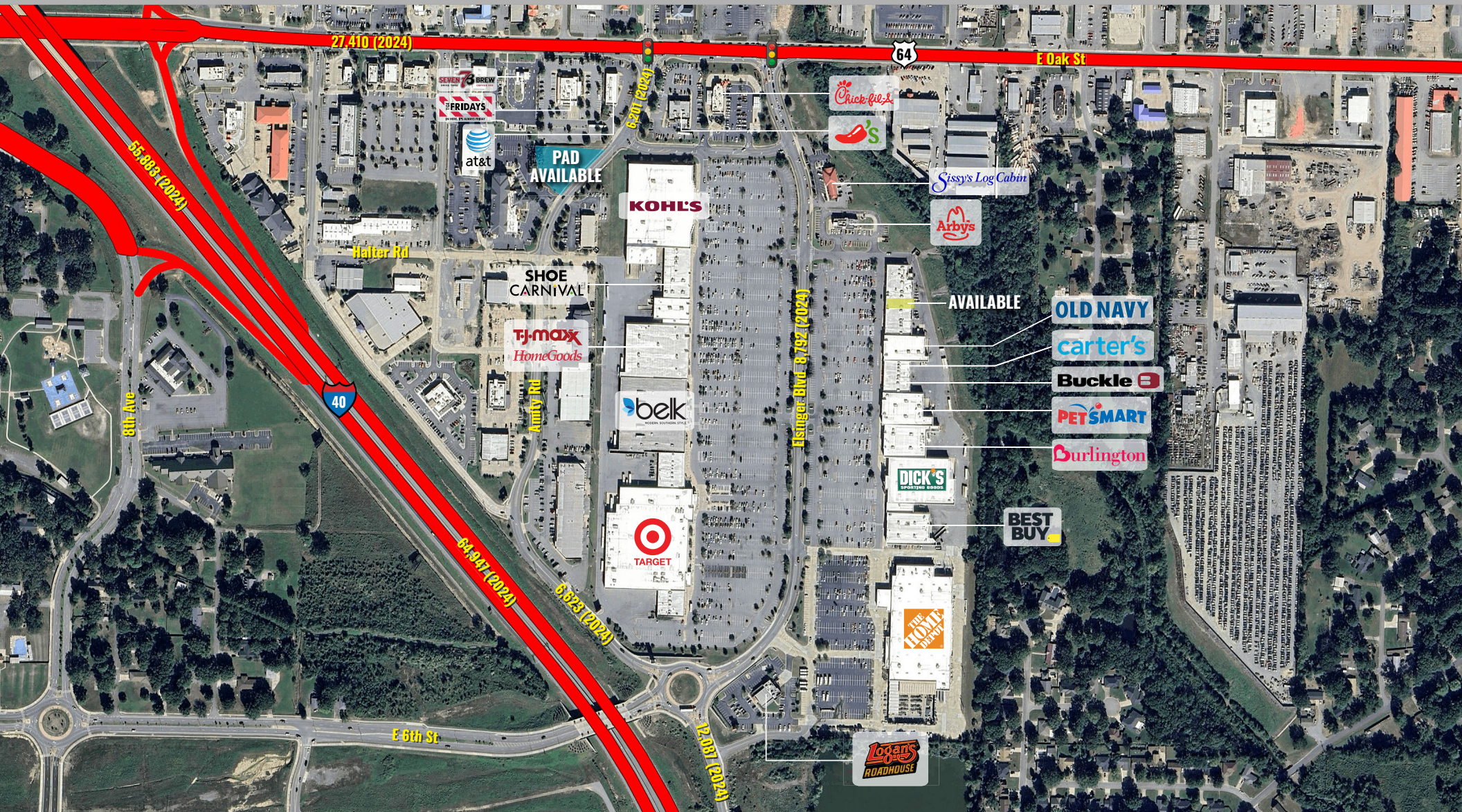
## ZOOM AERIAL

ALEX APTER

314.818.1562 (DIRECT)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

SCOTT BITNEY

314.818.1550 (DIRECT)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



**LOCATION.**  
commercial real estate

f i n REALTY RESOURCES MEMBER

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

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

