

Prime High-Traffic Retail Site – Conway, AR

Available for Sale or Lease

OFFERING SUMMARY

Location: 814 E. Oak St
Conway, Arkansas 72032

Land Size: ≈ 2.06 AC

Building Size: ≈ 9,300 SF

Parking: 119 on-site parking spaces

Zoning: C-3 Commercial

Availability: For Sale
Price: \$2,750,000
For Lease
Building 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

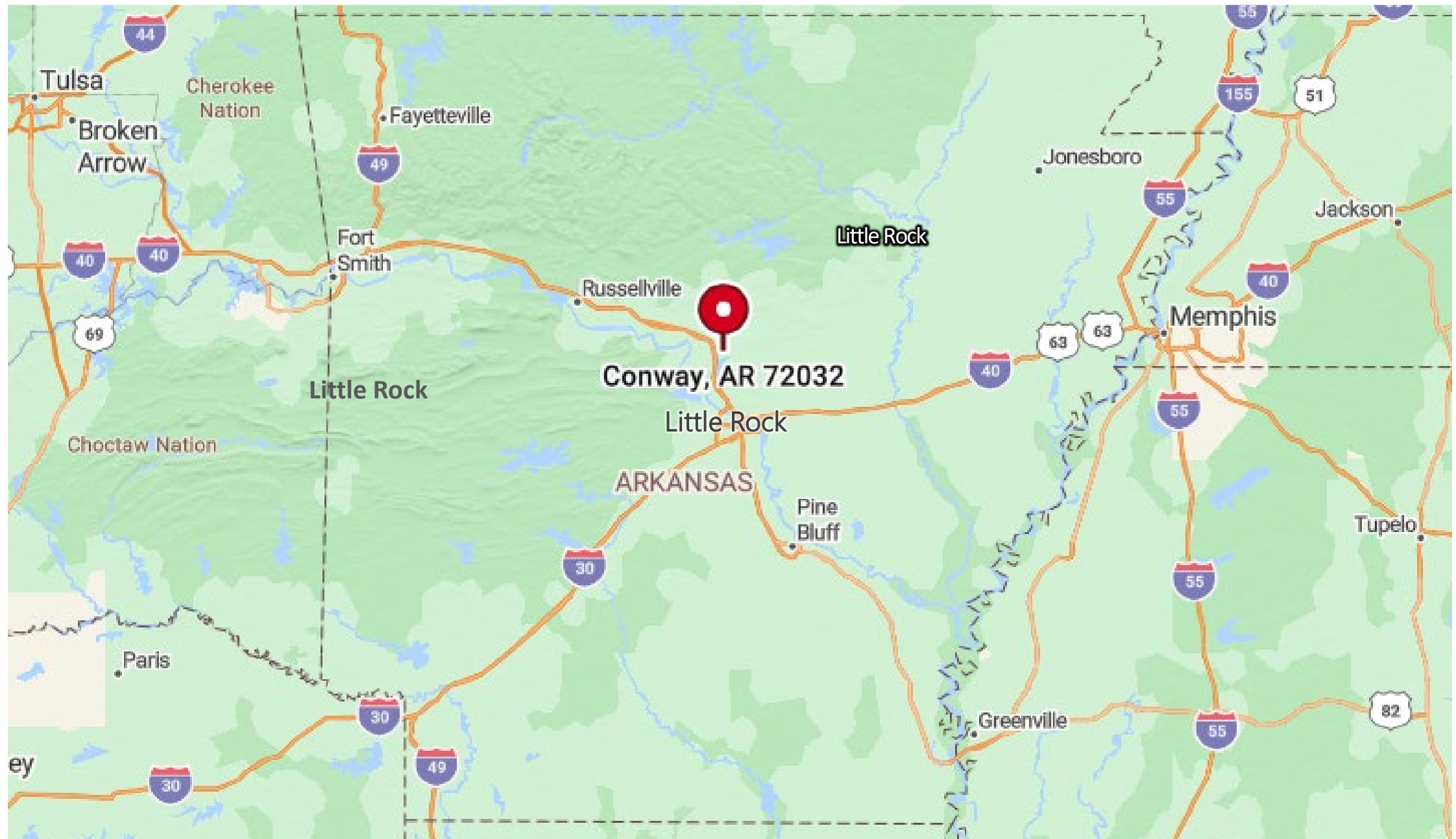
Presented Exclusively By: **Crest Realty Advisors**

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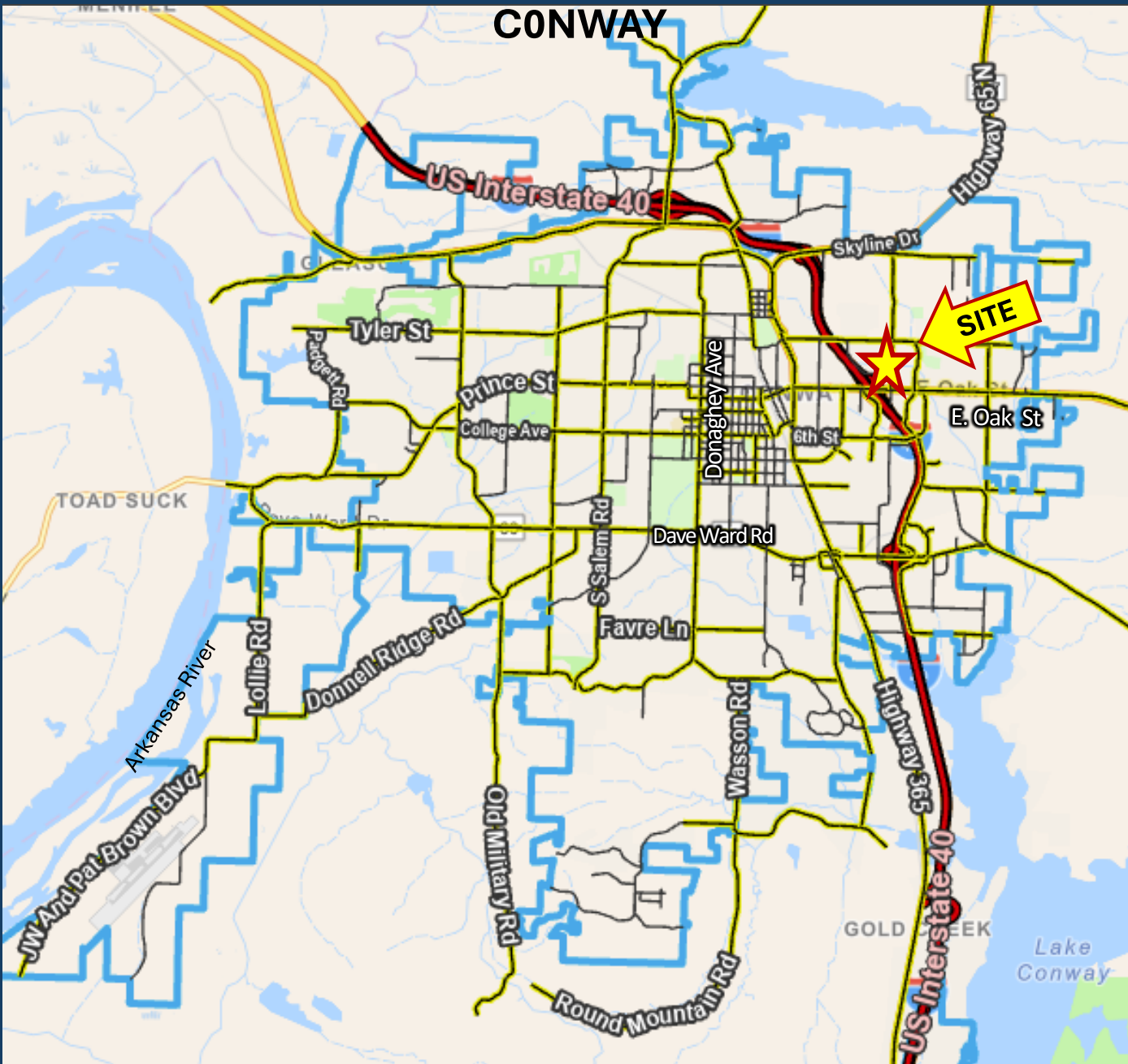


REGIONAL MAP



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

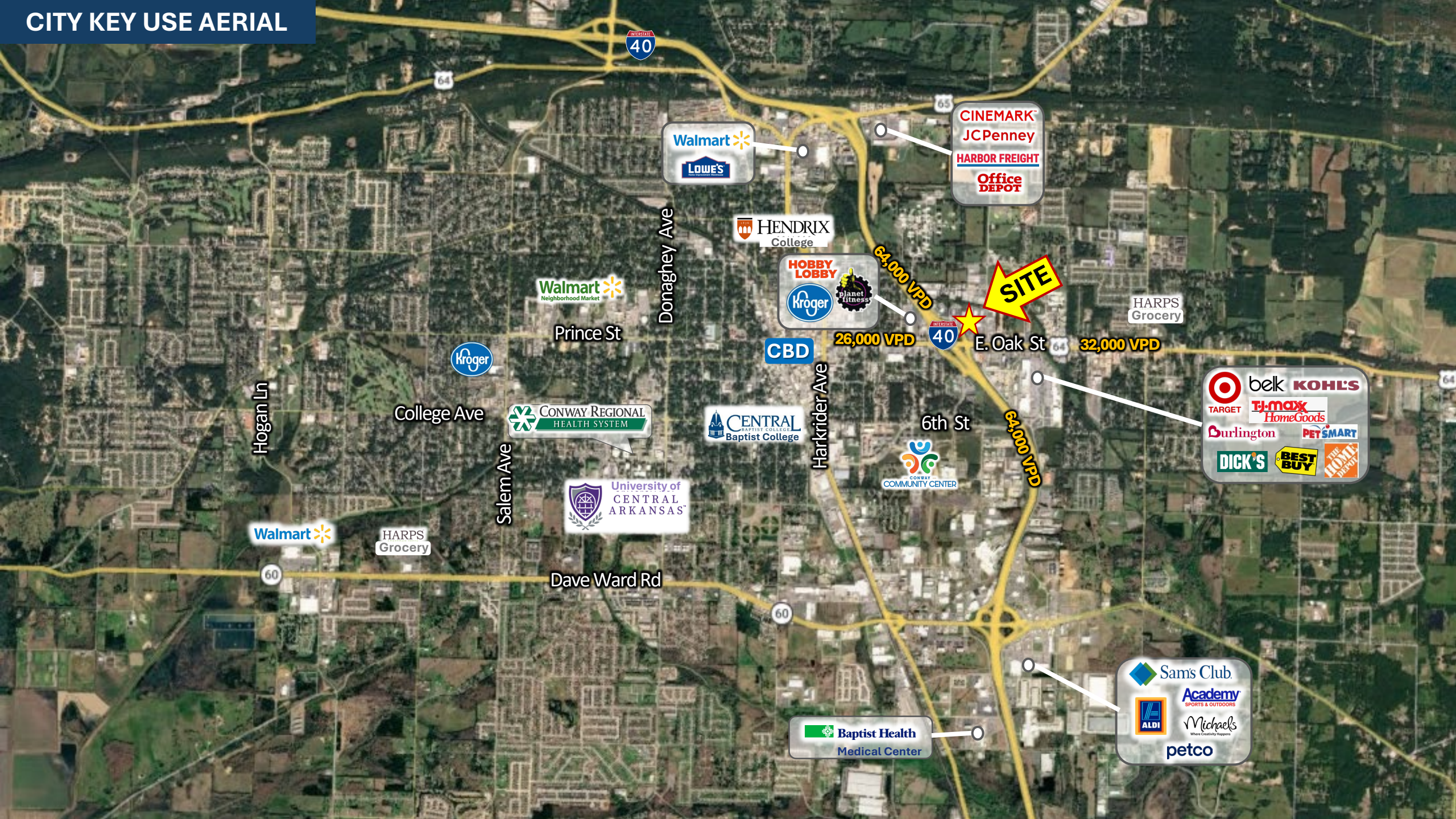
MSA



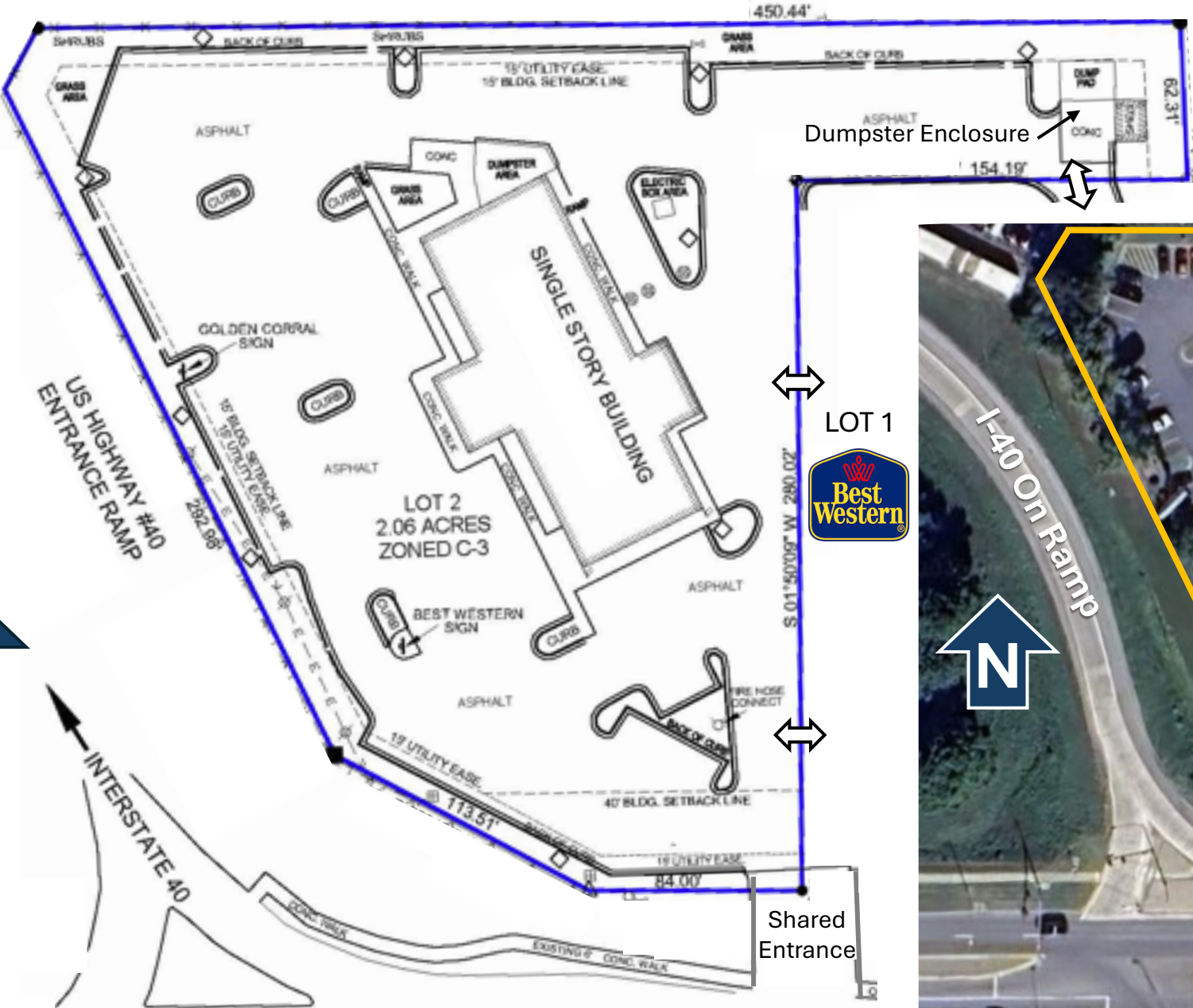
NEIGHBORHOOD AERIAL



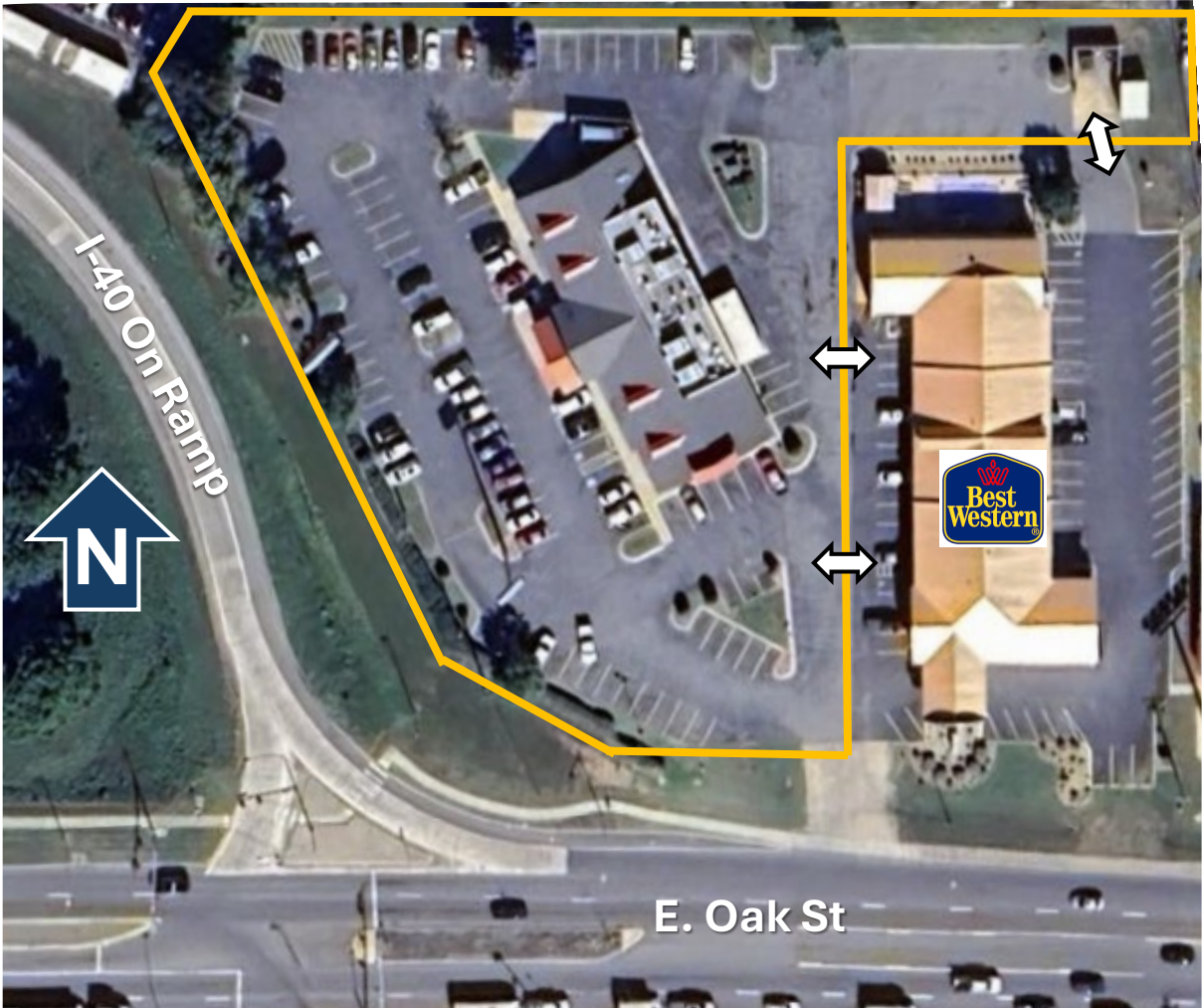
CITY KEY USE AERIAL



SURVEY DRAWING & CLOSE AERIAL



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



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:	10% every 5 years
Initial Lease Term:	15 years
Delivery Condition:	Landlord to deliver the property in as-is condition to tenant



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