

Restaurant or Retail Property For Sub Lease

1135 HIGHWAY 65

CONWAY, AR



Details

Available SF	1,308 SF
Lease Rate	\$4,510/MONTH (NNN)
Three 5 Year Options To Renew	YEAR 1 - \$4,961 YEAR 2 - \$5,457 YEAR 3 - \$6,003
Building Size	1,308 SF
Market	Conway
Sub Market	Central Arkansas
Traffic Count	24,000 VPD Hwy 65 35,000 VPD I-40

Property Overview

Approximately 1,308 SF restaurant building available for sub lease. Sub lease expiring on August 31, 2020 with 3 five year options to renew. Located on Hwy 65 in Conway, AR, this property sits on the intersection of Hwy 64 and 65.

Subject to Landlord approval as documented in an existing Lease contract with Mexico Chiquito Conway, LLC.

Property Highlights

- Condition "As Is"
- Kitchen equipment negotiable
- Walmart Outparcel
- Double Drive Thru

Clint Bailey Associate **501.358.8280** cbailey@ngarkansas.com

Paul Esterer Principal & Executive Managing Director **479.685.6612** pesterer@ngarkansas.com

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301 Main Street, Suite 204, North Little Rock, AR 72114 | Main: 501.978.4333

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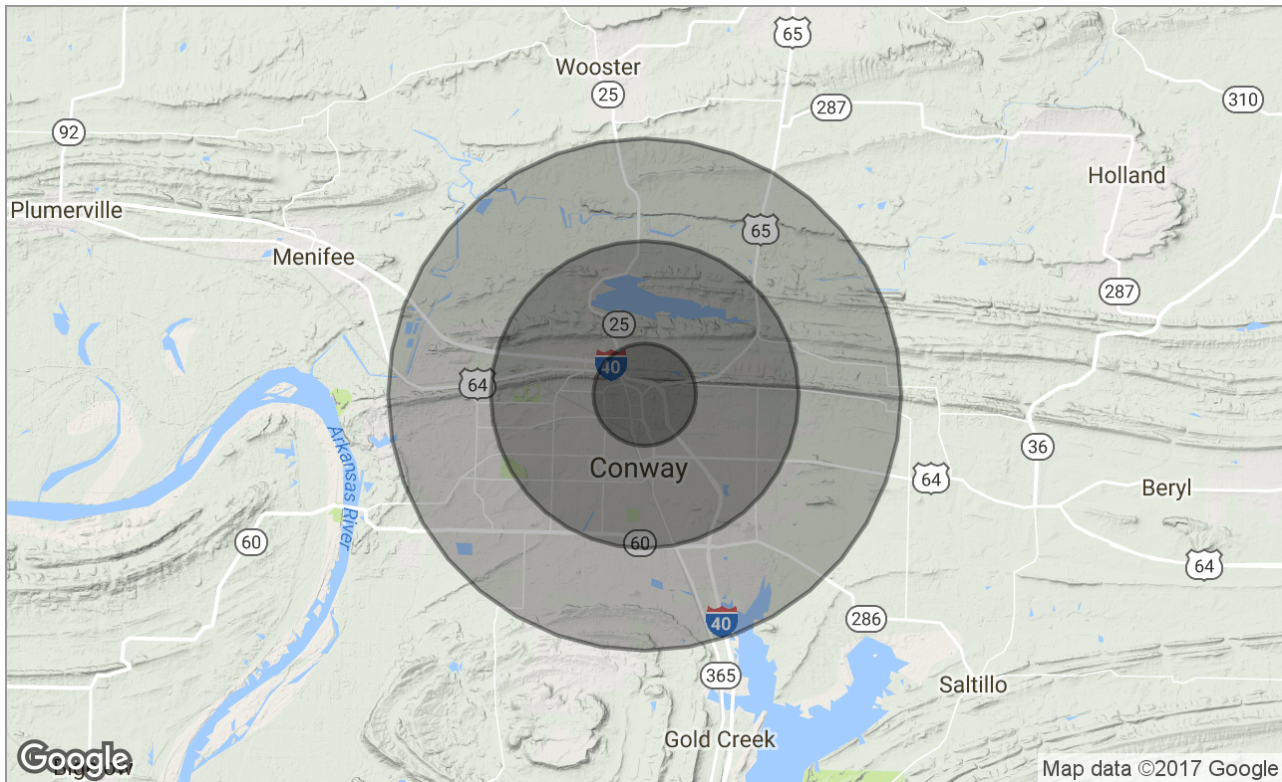
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Demographics Snapshot

	1 Mile	3 Miles	5 Miles
Total Population	5,726	33,675	57,520
Population Density	5,726	33,675	57,520
Median Age	26.0	27.4	28.7
Median Age (Male)	26.9	27.0	27.8
Median Age (Female)	25.4	27.7	29.5
Total Households	2,187	12,566	21,473
# of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$46,181	\$49,920	\$56,640
Average House Value		\$132,808	\$132,664

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