

PROPERTY FOR SALE OR LEASE

450 S. Amity and 550 S. Amity | Conway, AR



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COMMERCIAL

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AVAILABLE

450 S. AMITY

- 14.62 +/- acres, 37,595 SF
- Bldg 1: 11,625 SF, 4 overhead doors; office space plus 4-5 bays
- Bldg 2: 3,000 SF, 2 overhead doors
- Bldg 3: 16,970 SF, 5 overhead doors
- Bldg 4: 6,000 SF, 4 overhead doors
- Zoned I-1
- \$20,000/month NNN
- Owner will consider dividing the property
- Individual building quotes available upon request
- Purchase possibility - call for pricing

550 S. AMITY*

- 6 +/- acres and 68,120 SF open shed
- Zoned I-1
- \$5,000/month NNN
- Covered slab
- Purchase possibility - call for pricing



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COMMENTS

- Great Interstate 40 visibility
- Strategically located between the new Lewis Crossing Retail Center and Conway Commons

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	35,159	70,414	101,082
AVERAGE HH INCOME	\$51,682	\$65,121	\$69,955
TOTAL HH	13,347	27,817	39,656

TRAFFIC COUNTS

I-40 9,000 - 58,000 vehicles per day



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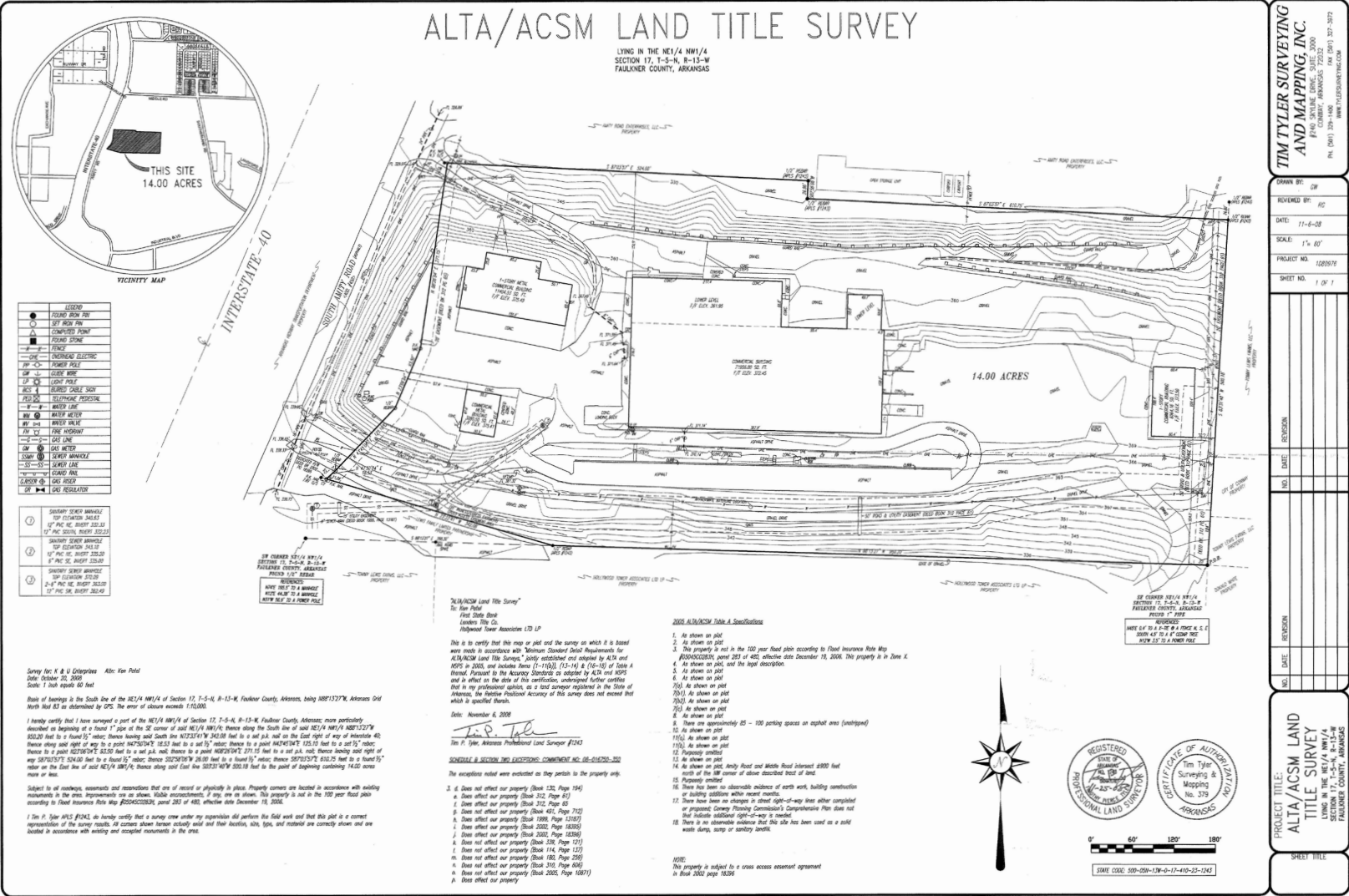


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SURVEY

450 S. Amity, Conway, AR



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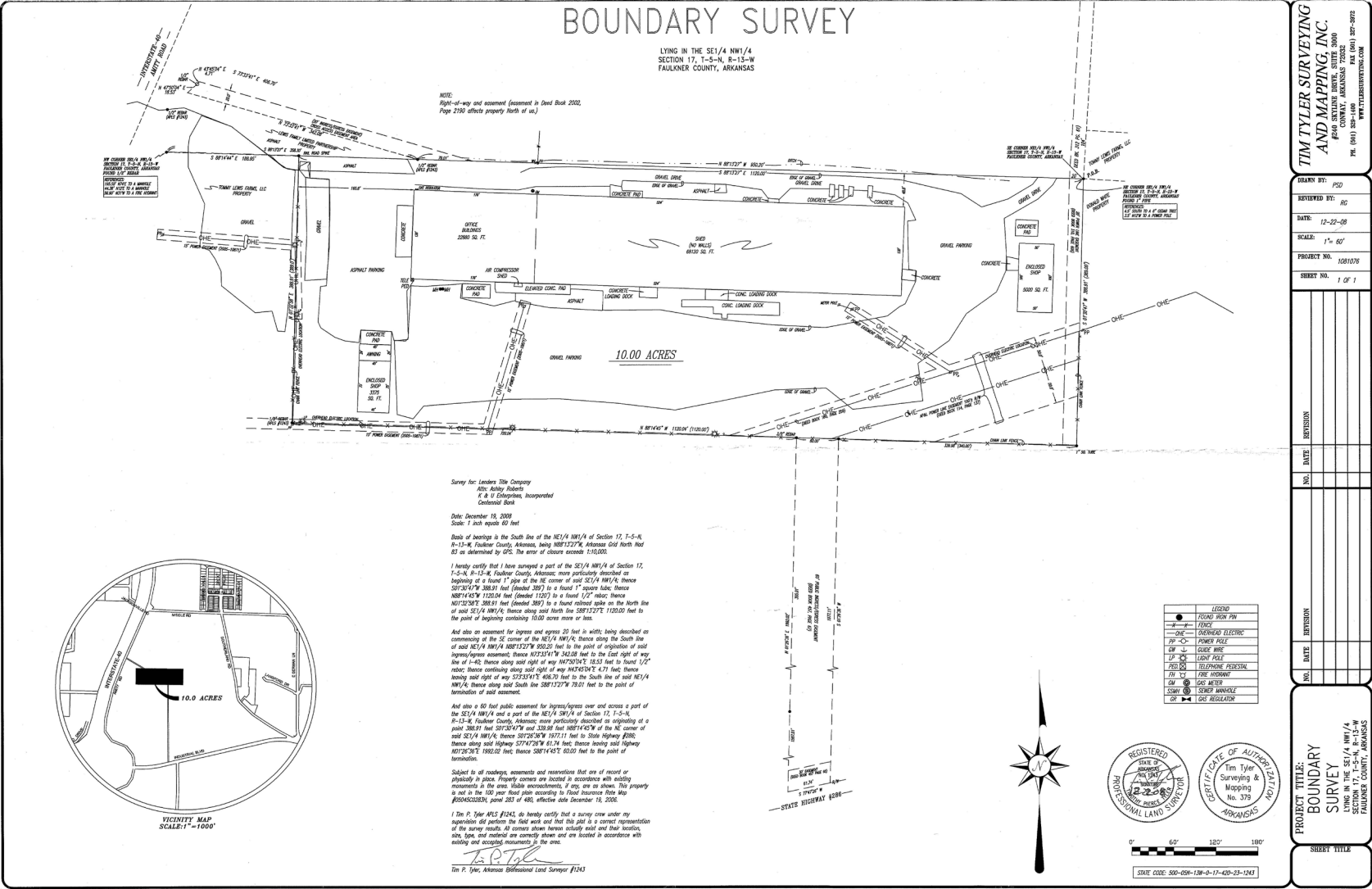


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ABOUT FLAKE & KELLEY

Flake & Kelley Commercial is a full-service commercial real estate firm that provides the highest caliber of services to owners, investors, and tenants, delivered with the focused attention that only a privately-owned local firm can offer. We take pride in maintaining long-term relationships built on trust, resourcefulness and reliability.



HENRY C. KELLEY, CRE, SIOR, CPM
CEO | PARTNER | EXECUTIVE BROKER

Hank is dedicated to delivering comprehensive, personal service to brokerage and property management clients.



BROOKE MILLER
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Brooke primarily focuses on brokerage, leasing and tenant representation.



FLAKE & KELLEY
C O M M E R C I A L

BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT MANAGEMENT | CONSULTING

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