

Retail/Office Property For Lease

HALTER BUILDING

1125 OAK STREET, CONWAY, AR



Details

Available SF	700 - 2,260 SF
Lease Rate	\$14.00 - 16.00 SF/YR (NNN)
Building Size	36,284 SF
Building Class	B
Year Built	1917
Renovated	2006
Zoning	C-1
Market	Central Arkansas
Sub Market	Conway - Downtown Conway
Cross Streets	Oak Street and Front Street

Property Overview

This three story historic 36,284 square foot building is located in the center of Downtown Conway, this building is a short walk from dining, shopping, service, entertainment and residential opportunities. This property has rooftop access offering an entertainment area overlooking downtown that can be used separately.

Property Highlights

- Prime location in iconic building
- Renovated building with numerous amenities nearby
- 2,260 SF Store Front Space Now Available
- Excellent opportunity for retailers needing foot traffic

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Newmark Grubb
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Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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

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5 Spaces Available For Lease

Lease Rate: \$14.00 - 16.00 SF/yr (NNN)

Total Space 700 - 2,260 SF

Lease Type: NNN

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Street Retail Space	Street Retail	\$14.00 SF/YR	NNN	2,260 SF	Negotiable
Suite 201	Office Building	\$15.00 SF/YR	NNN	1,400 SF	Negotiable
Suite 304	Office Building	\$16.00 SF/YR	NNN	700 - 1,400 SF	Negotiable
Suite 305	Office Building	\$16.00 SF/YR	NNN	700 - 1,400 SF	Negotiable
Suite 307	Office Building	\$16.00 SF/YR	NNN	1,350 SF	Negotiable

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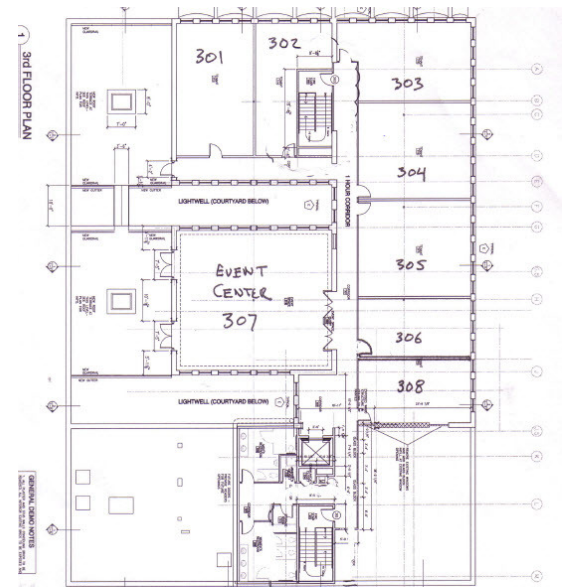
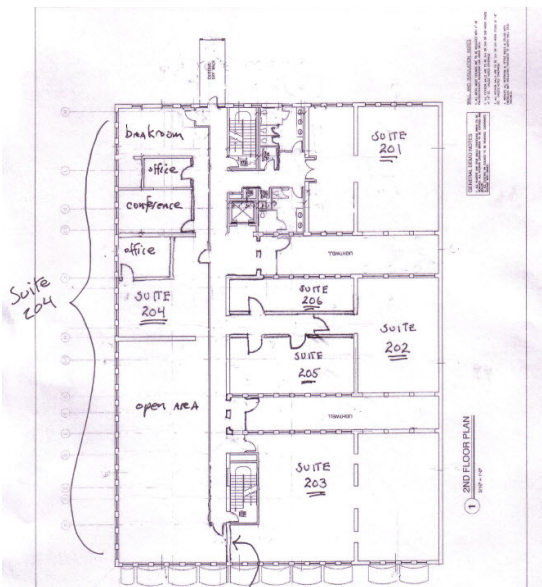
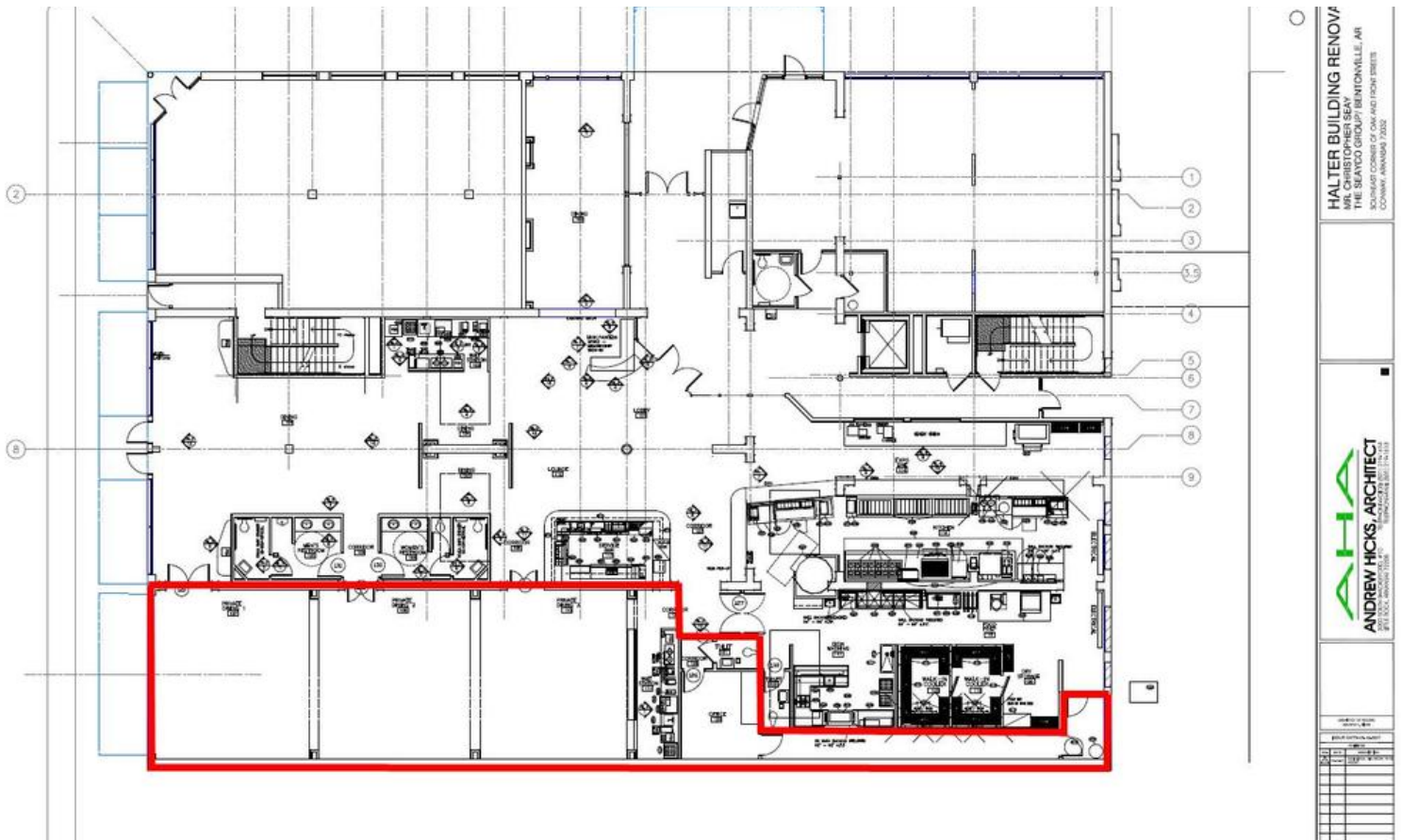
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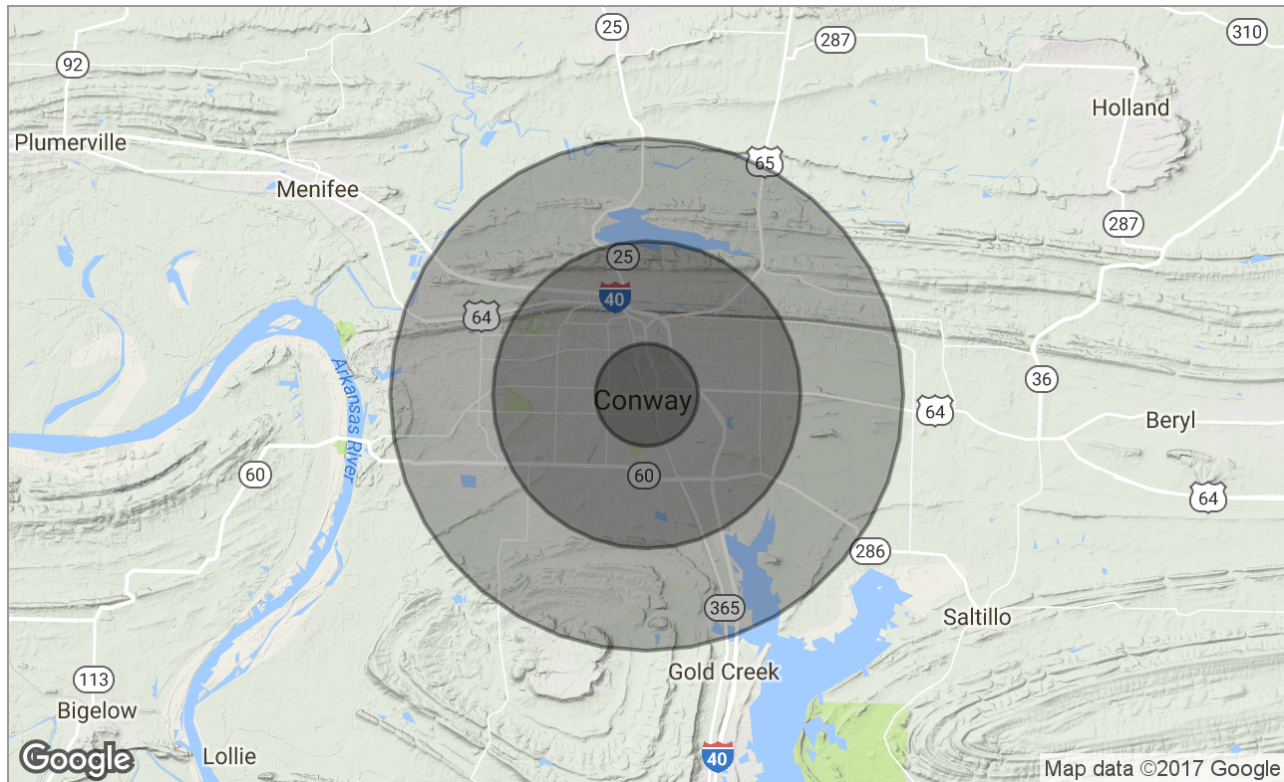
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Demographics Snapshot

	1 Mile	3 Miles	5 Miles
Total Population	10,045	38,768	60,927
Population Density	10,045	38,768	60,927
Median Age	24.2	26.7	28.5
Median Age (Male)	24.4	26.1	27.5
Median Age (Female)	24.2	27.3	29.4
Total Households	3,786	14,325	22,808
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$35,860	\$50,076	\$56,750
Average House Value	\$107,493	\$131,232	\$130,991

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