



WESTGATE SHOPPING CENTER | FOR LEASE
185 FARRIS ROAD | CONWAY, AR



Newmark

Moses Tucker Partners

501.376.6555 | newmarkmtp.com

OFFERING SUMMARY

AVAILABLE SPACE:	±850 – 1,000 SF
LEASE RATE:	\$13.00 - \$13.51/SF/YR
LEASE TYPE:	NNN
YEAR BUILT:	1985
BUILDING SIZE:	±15,619 SF
CROSS STREETS:	Farris & Rosewood Drive

HIGHLIGHTS

- Approximately 1,850 SF available for lease in the Westgate Shopping Center
- This space is located directly across from the University of Central Arkansas (+13,000 students)
- Ideal location for office/retail users
- Less than .5 miles from Conway Hospital
- Tenant Allowance is Negotiable



Clint Bailey, Associate Director
 501.358.8280
 cbailey@newmarkmtp.com



AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE	TI ALLOWANCE
163 Farris	850 SF	NNN	\$13.51/SF/YR	Negotiable
185 Farris	1,000 SF	NNN	\$13.00/SF/YR	Negotiable





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Newmark Moses Tucker Partners 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.



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Conway is a city in the U.S. state of Arkansas and 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 2010 census, the city proper had a total population of 58,908, 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

BASED ON 10 MILE RADIUS AROUND THE PROPERTY



97,562

Population

37,346

2019 Households

35.5

Average Age (2019)

\$69,802

Average Household Income

2,376

Businesses (2019)



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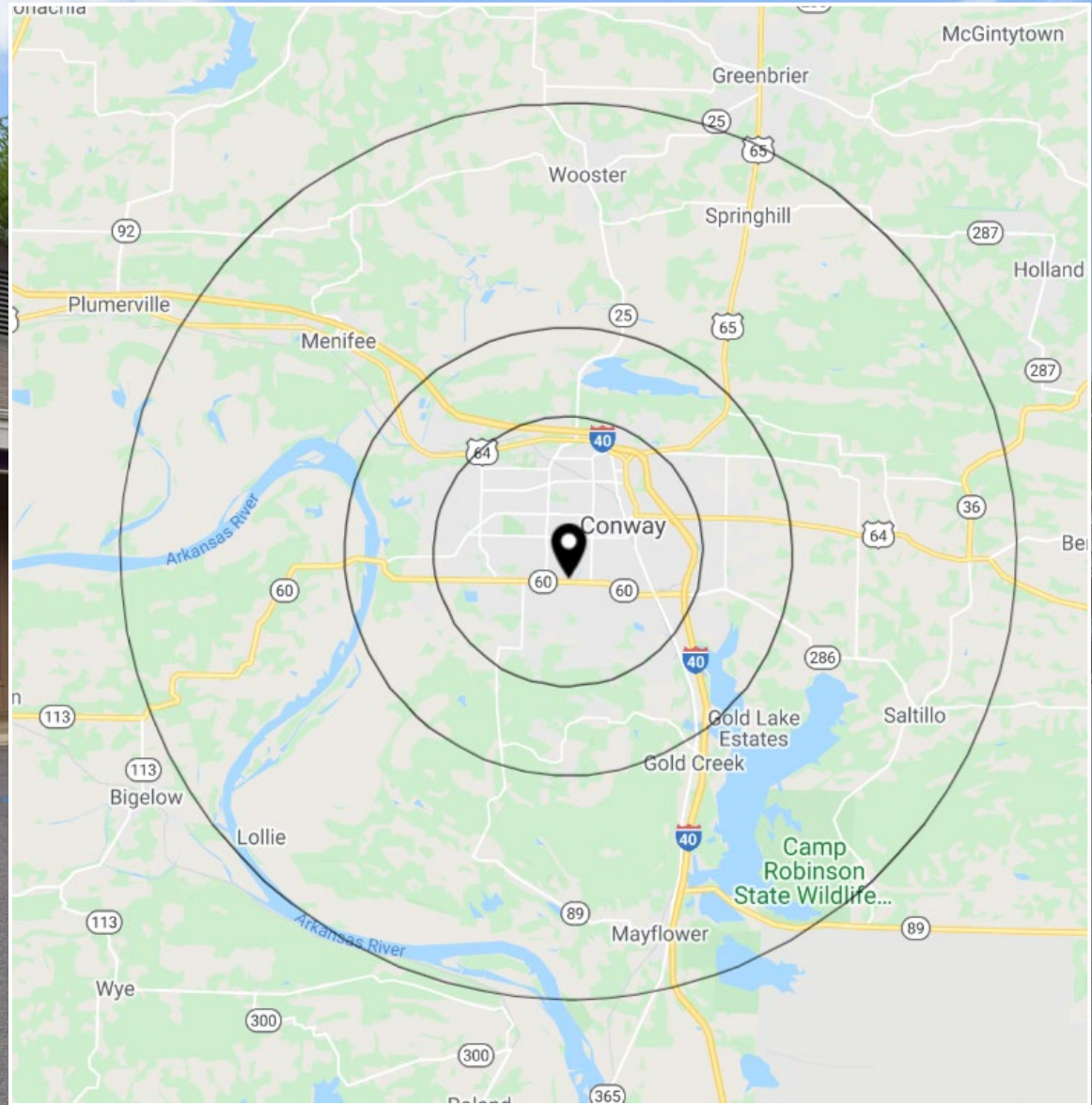
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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	57,728	71,055	97,562
MEDIAN AGE	33.3	34.0	35.5
FEMALE MEDIAN AGE	34.3	35.1	36.5
MALE MEDIAN AGE	32.2	33.0	34.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
ESTIMATED HOUSEHOLDS	22,137	27,225	37,346
ESTIMATED AVERAGE HH INCOME	\$66,489	\$69,171	\$69,802

BUSINESS	3 MILES	5 MILES	10 MILES
ESTIMATED TOTAL BUSINESS	1,680	2,034	2,376
ESTIMATED TOTAL EMPLOYEES	26,916	33,330	37,629



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Little Rock
HEADQUARTERS
200 River Market Ave
Suite 501
Little Rock, AR 72201
501.376.6555

Bentonville
BRANCH OFFICE
805 S Walton Blvd
Suite 690
Bentonville, AR 72712
479.271.6118

PRESENTED BY:

Clint Bailey
Associate Director
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