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RETAIL BUILDING FOR SALE OR LEASE

1515 Dave Ward Drive, Conway, Arkansas



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Property Understanding

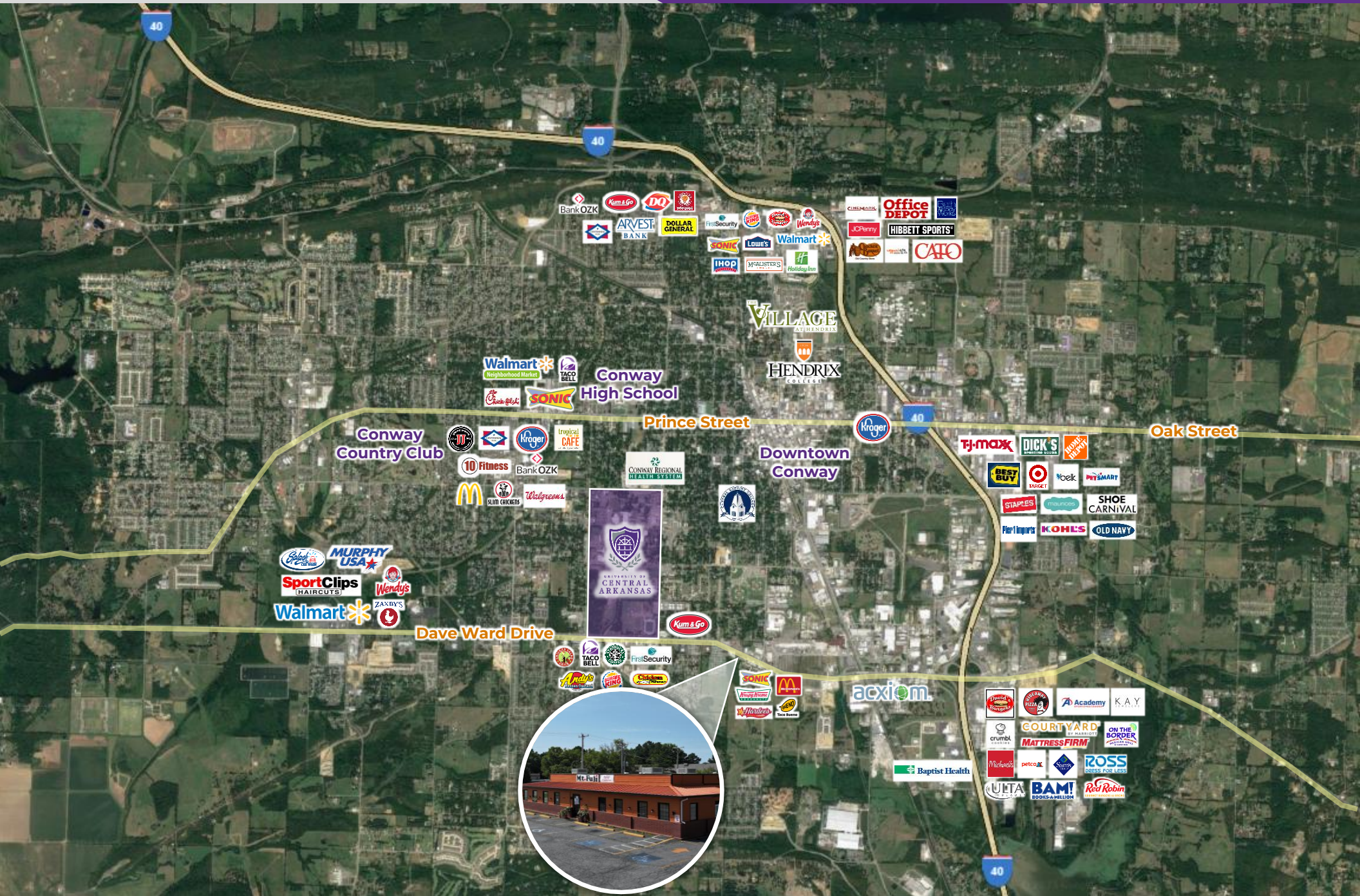
OVERVIEW

| | |
|------------------------|-----------------------------------|
| Offering | For Sale or Lease |
| Price | Contact Agent |
| Lease Rate/Type | \$15.00/SF/YR NNN |
| Address | 1515 Dave Ward Drive |
| City/State | Conway, AR 72034 |
| Property Type | Retail/Restaurant |
| Building Size | ±2,354 SF |
| Lot Size | ±0.80 Acres |
| Zoning | C-3 (Highway Commercial District) |
| Traffic Counts | Dave Ward Dr – 35,000 VPD |

PROPERTY HIGHLIGHTS

- Prime location on Dave Ward Drive, the primary east-west commercial corridor in Conway, offering high traffic counts and excellent visibility
- Former restaurant space with existing infrastructure in place, including a walk-in cooler and freezer—ideal for quick conversion or new food and beverage concepts
- Features a drive-thru window, perfectly suited for quick-service or pickup-based operations
- Located just 1.30 miles from the University of Central Arkansas, capturing daily student and faculty traffic
- Flexible options available: Lease, Sale, or Build-to-Suit, catering to both users and developers seeking to establish a presence in a growing market
- Surrounded by national retailers—positioned directly across from McDonald's and adjacent to Sonic—creating strong synergy and daily traffic from established brands





LOOKING NORTHWEST



Conway, AR



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among towns with at least 50,000 people, Conway's growth [ranked as the 38th-fastest in the U.S.](#), with its population rising 2.9% in 2023 from 67,616 to 69,580.

The city's impressive growth is linked to its flourishing technology sector and major employers in the area, such as Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Westrock Coffee, Conway Regional Health and Insight Enterprises, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway. This amalgamation of diverse industries positions Conway as a nexus of innovation and learning. Further, the Little Rock-North Little Rock-Conway metro area is one of the country's [top 10 best places for young professionals to live](#). In Conway, most residents choose to work within the city rather than commute elsewhere.

Conway's long-standing status as a college town is driven by the three academic institutions that call the city home: the University of Central Arkansas (UCA), Hendrix College and Central Baptist College. UCA sees an annual student population of ~12,000, making it one of the largest college institutions in Arkansas.

DEMOGRAPHICS*

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|----------|----------|----------|
| Population | 48,449 | 78,090 | 101,437 |
| Households | 18,887 | 30,863 | 39,894 |
| Average Age | 35.3 | 36.3 | 37.3 |
| Average Household Income | \$76,115 | \$84,966 | \$86,355 |
| Businesses | 1,949 | 2,392 | 2,723 |

**Demographic details based on property location*

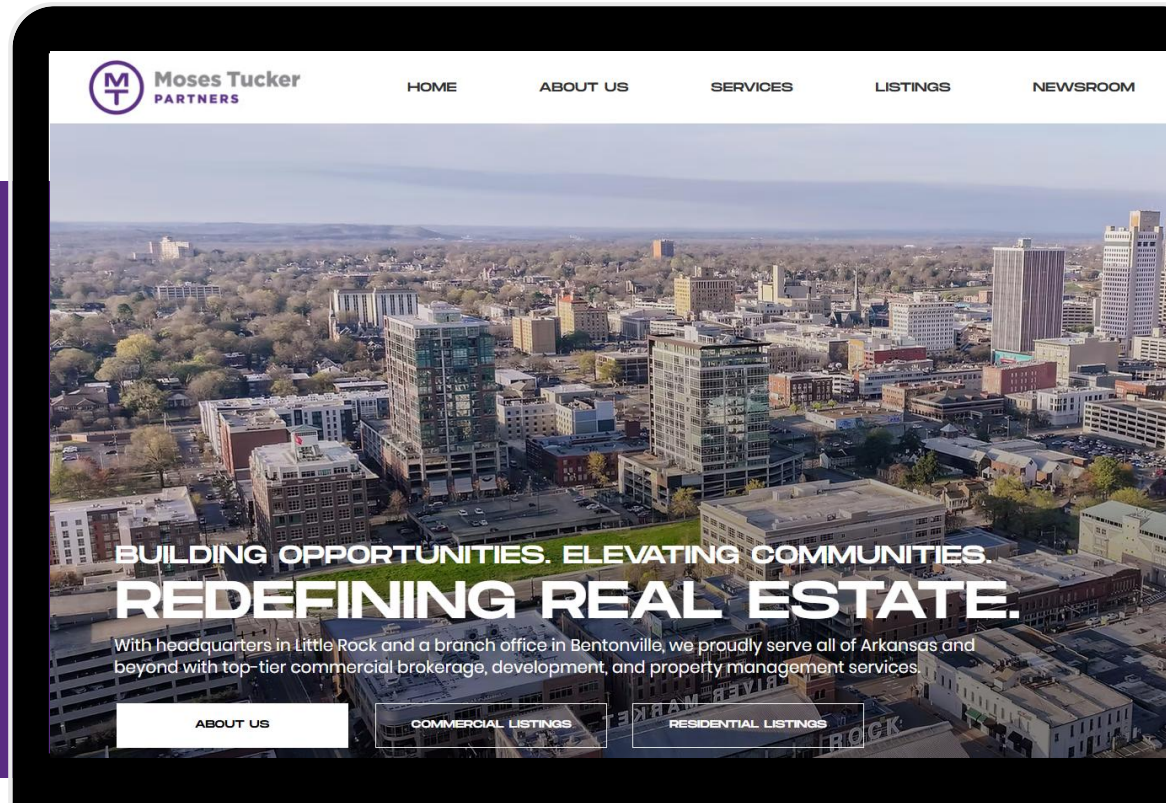
CONNECT

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