

CONWAY, ARKANSAS

# RETAIL SPACE FOR LEASE THE VILLAGE AT HENDRIX



## THE VILLAGE AT HENDRIX CONWAY, ARKANSAS

### OFFERING SUMMARY

Available SF:	± 2,400 SF
Lease Rate:	\$12.00 SF/yr
Lease Type:	NNN
NNN Expenses	\$4.05/SF
Available:	February 2019
Market:	Conway

### PROPERTY OVERVIEW

Approximately 2,400 SF Retail space located in The Village at Hendrix.

The Village at Hendrix is a world class mixed use development located directly across from Hendrix College in a heavy retail trade area. The Village boast tenants such as Panera Bread, Za Za Pizza Company, The Purple Cow, Iberia Bank, Village Book Store, Village Books, Edward Jones Investments, Ensono(120+ employee's), Crum & Forster(120+ employee's), and much more. The space is a former boutique with a salon located in the back , 3 dressing rooms, 2 bathrooms, storage/breakroom located in the back with a data closet.

### LOCATION OVERVIEW

Located within the Village at Hendrix in Conway, Arkansas and adjacent to Hendrix College. This property has great visibility, is in a growing commercial area, and provides great access to Interstate 40. The Village at Hendrix is one of the premier planned new urbanist neighborhoods in the country and is adjacent to Hendrix College is a private liberal arts college with a population of almost 1,800 students, faculty and staff with an annual payroll of over \$27,500,000. Conway is one of the fastest growing cities in Arkansas with a population of over 65,000 and is in the Little Rock-North Little Rock-Conway MSA that has a population of almost 800,000.



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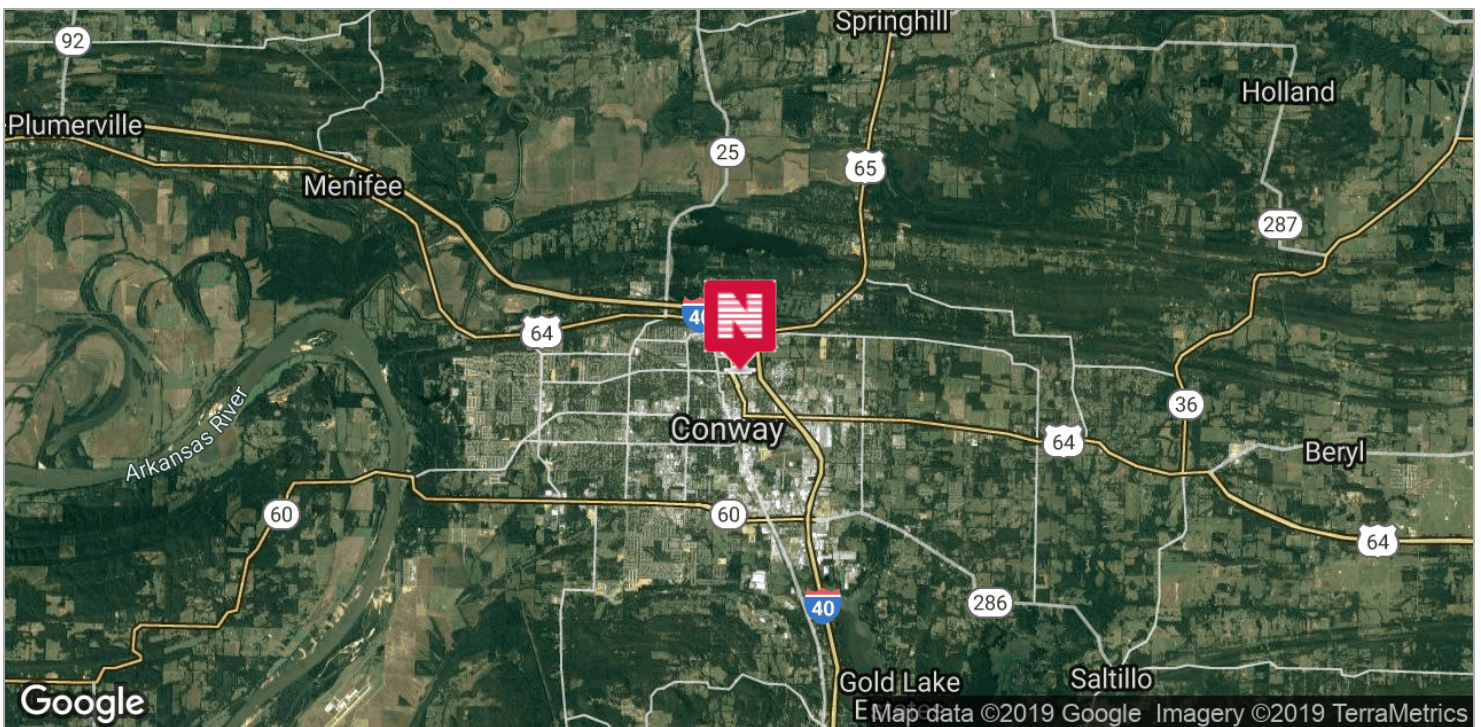
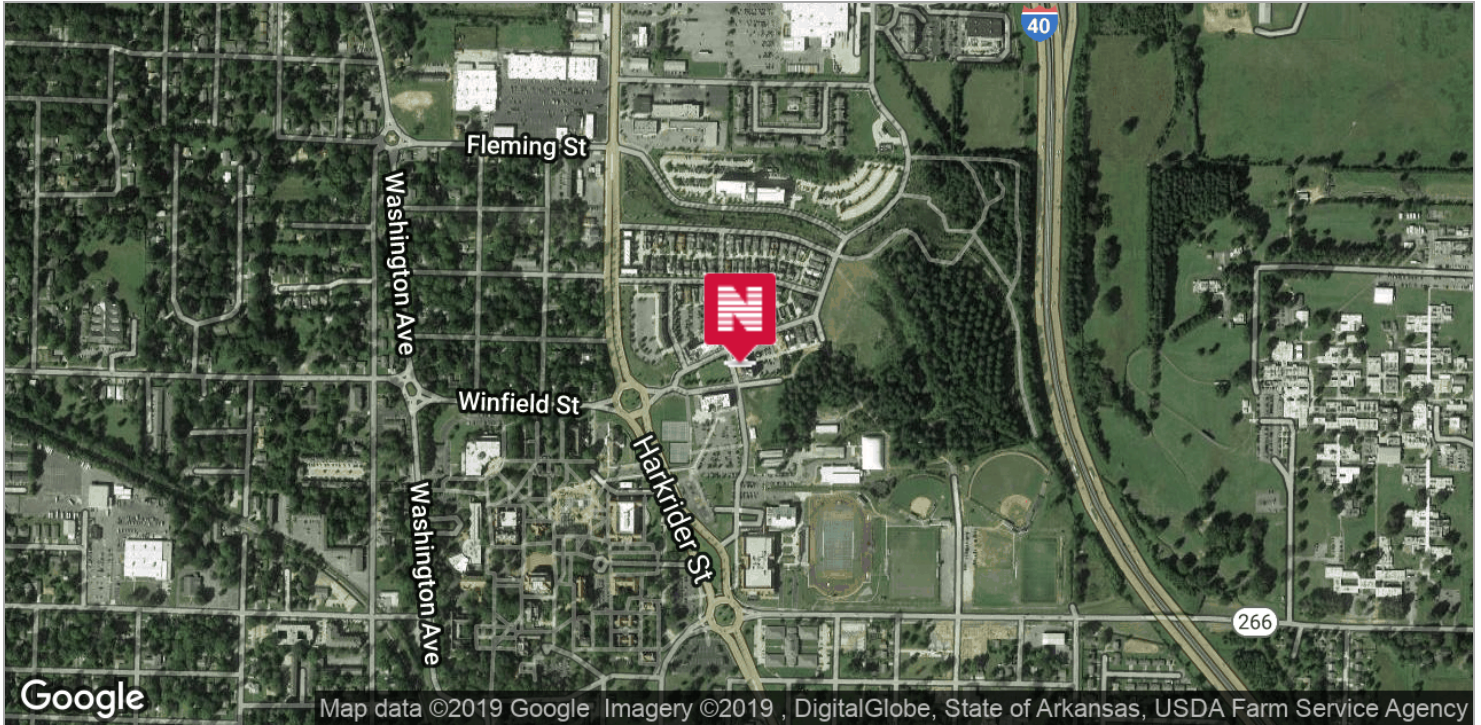
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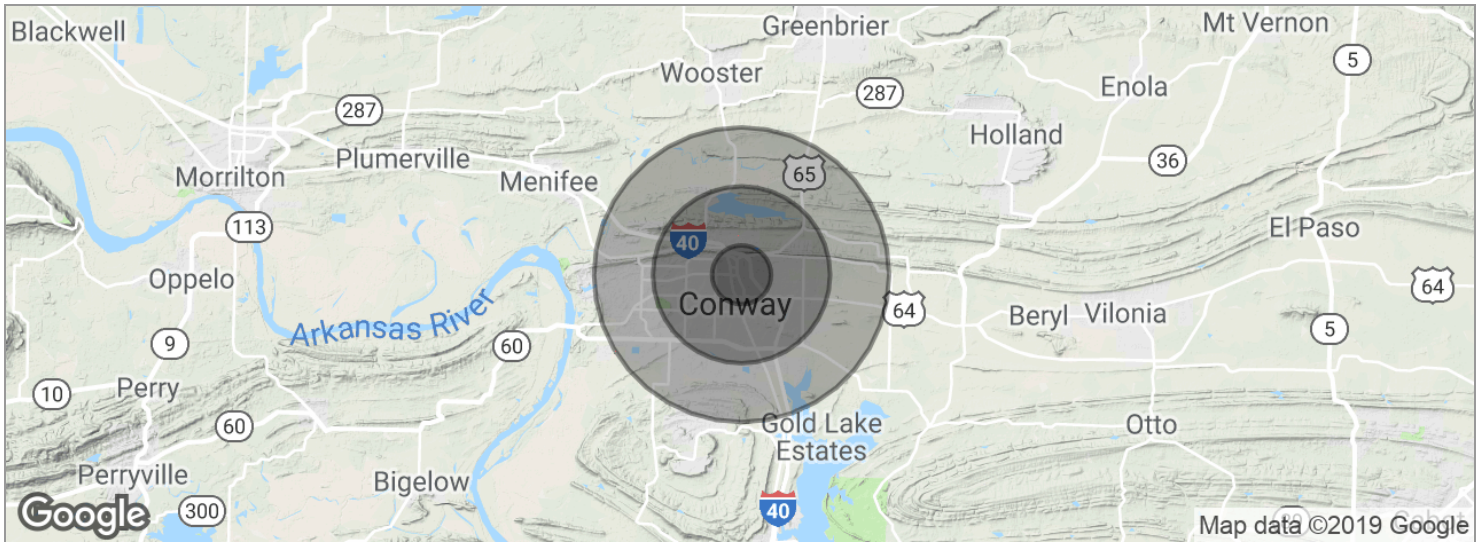
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# RETAIL SPACE FOR LEASE THE VILLAGE AT HENDRIX



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,763	36,290	59,311
Median age	24.6	27.0	28.6
Median age (Male)	25.3	26.6	27.7
Median age (Female)	24.2	27.4	29.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,239	13,449	22,185
# of persons per HH	2.7	2.7	2.7
Average HH income	\$40,566	\$50,076	\$56,821
Average house value	\$146,753	\$132,039	\$132,197

\* Demographic data derived from 2010 US Census



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