

Retail Property For Lease

# HORTON'S RETAIL CENTER

2045 HARKRIDER, CONWAY, AR



## Details

Available SF	750 - 7,000 SF
Lease Rate	\$15.00 SF/YR (NNN)
Lot Size	0.61 Acres
Building Size	7,000 SF
Year Built	2018
Zoning	C-3
Market	Central Arkansas
Sub Market	Conway
Cross Streets	Harkrider and Fleming

## Property Overview

Approximately 7,000 SF mixed use center fronting Harkrider Street located next to The Village at Hendrix, Hendrix College and the Wal-Mart Supercenter in North Conway. Property offers excellent visibility with a daily traffic count of 27,000 vpd.

## Property Highlights

- Located within close proximity of shopping, dining, and professional services
- Easy access and excellent visibility with frontage on Harkrider Street
- Heavily traveled corridor with a 2016 daily traffic count of 27,000 vpd.
- Excellent opportunity for retail, restaurant, or professional business.

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200 River Market Avenue, Suite 501, Little Rock, AR 72202 | Main: 501.376.6555

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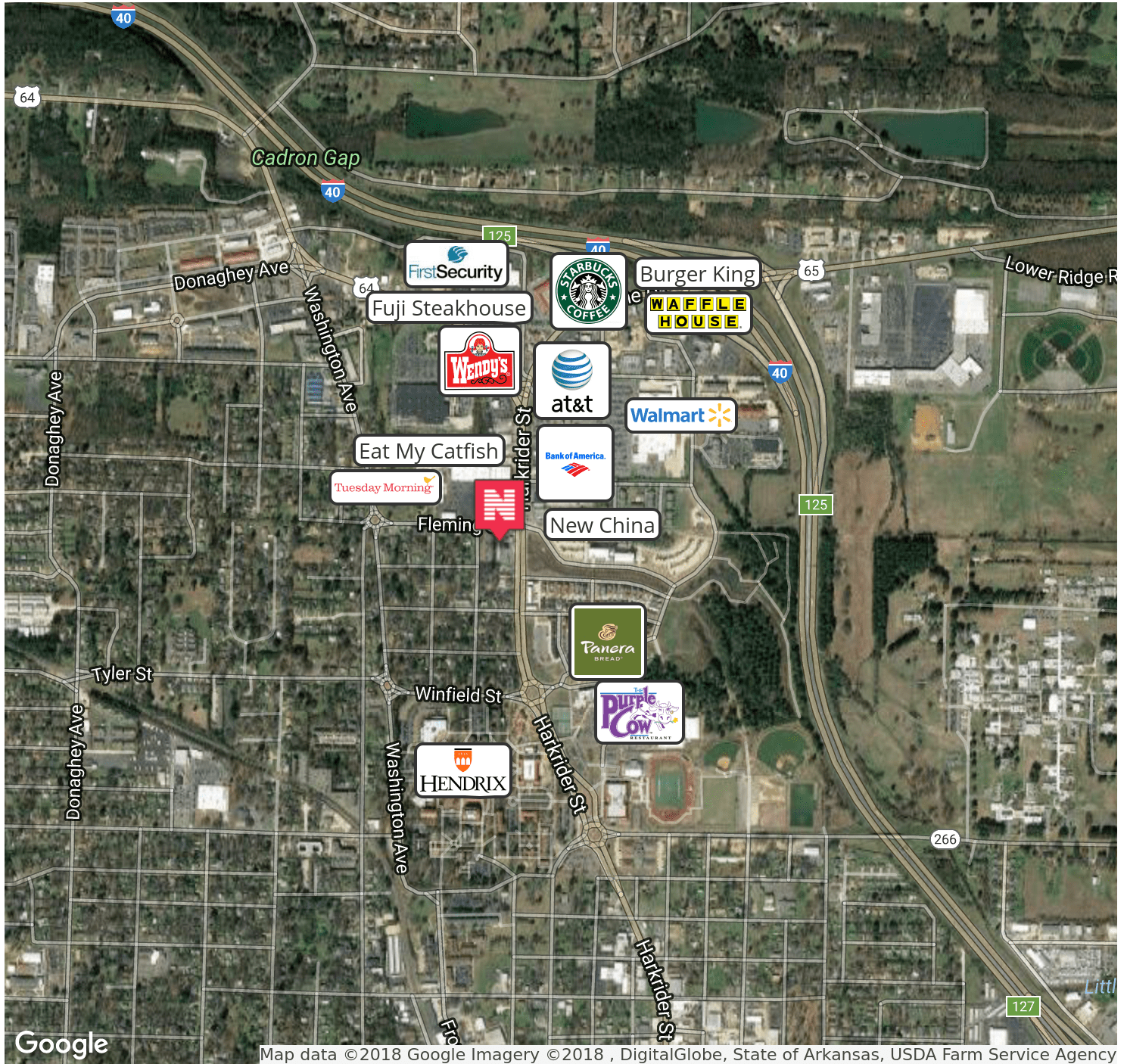
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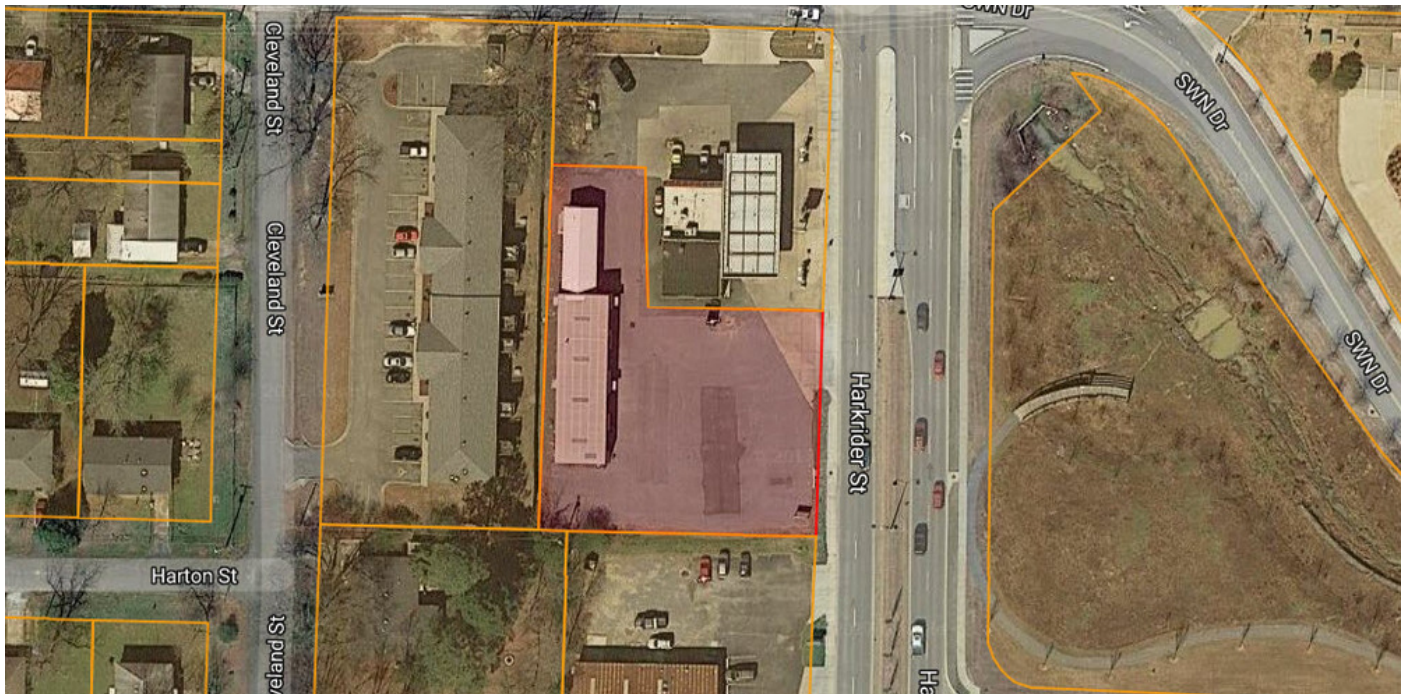
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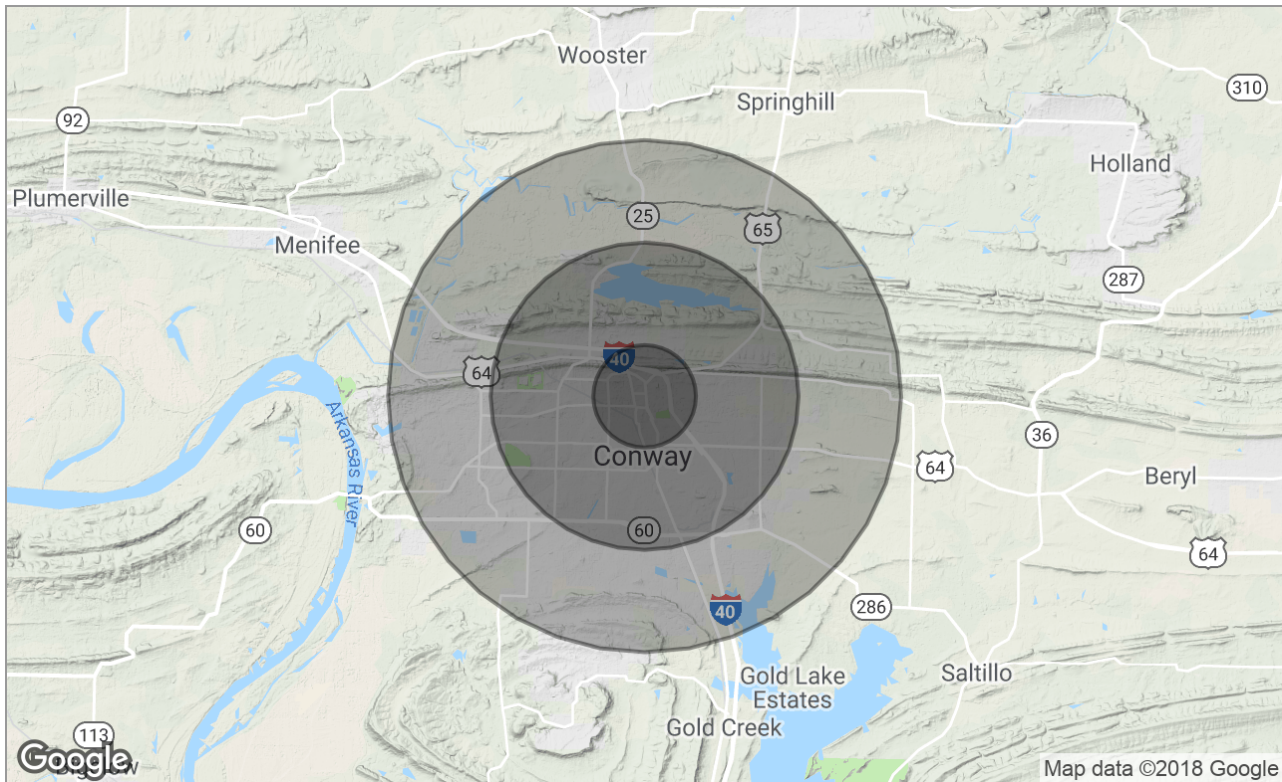
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## Demographics Snapshot

	1 Mile	3 Miles	5 Miles
Total Population	7,880	35,618	58,864
Population Density	7,880	35,618	58,864
Median Age	24.9	27.2	28.7
Median Age (Male)	25.8	26.7	27.8
Median Age (Female)	24.4	27.5	29.5
Total Households	2,924	13,233	22,039
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$42,308	\$50,266	\$56,865
Average House Value	\$142,036	\$132,432	\$132,476

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