

CONWAY, ARKANSAS

OFFICE BUILDING FOR LEASE 2104 HARKRIDER



OFFERING SUMMARY

Available SF: ± 3,000 - 4,100 SF

Lease Rate: \$9.00 - 9.50 SF/yr (NNN)

Year Built: 2000

Building Size: ± 25,000 SF

Zoning: C-3

Market: Central

Submarket: Conway

PROPERTY OVERVIEW

Brannon Plaza Center is located within close proximity of I-40 and downtown Conway. It sits next to Southwestern Energies 115,000 sq.ft. office building and is surrounded by shopping, dining, entertainment, services and is adjacent to The Village at Hendrix. Surrounding businesses include: Wal-Mart, Panera Bread, The Purple Cow Restaurant, Outback, Davids Burgers, AT&T, IHOP, and much more.

PROPERTY HIGHLIGHTS

- Easy access to I-40
- Adjacent to The Village at Hendrix
- Within close proximity of the Conway Business District
- Tenant Finish Out Allowance Negotiable
- Ample parking



Newmark

Moses Tucker Partners

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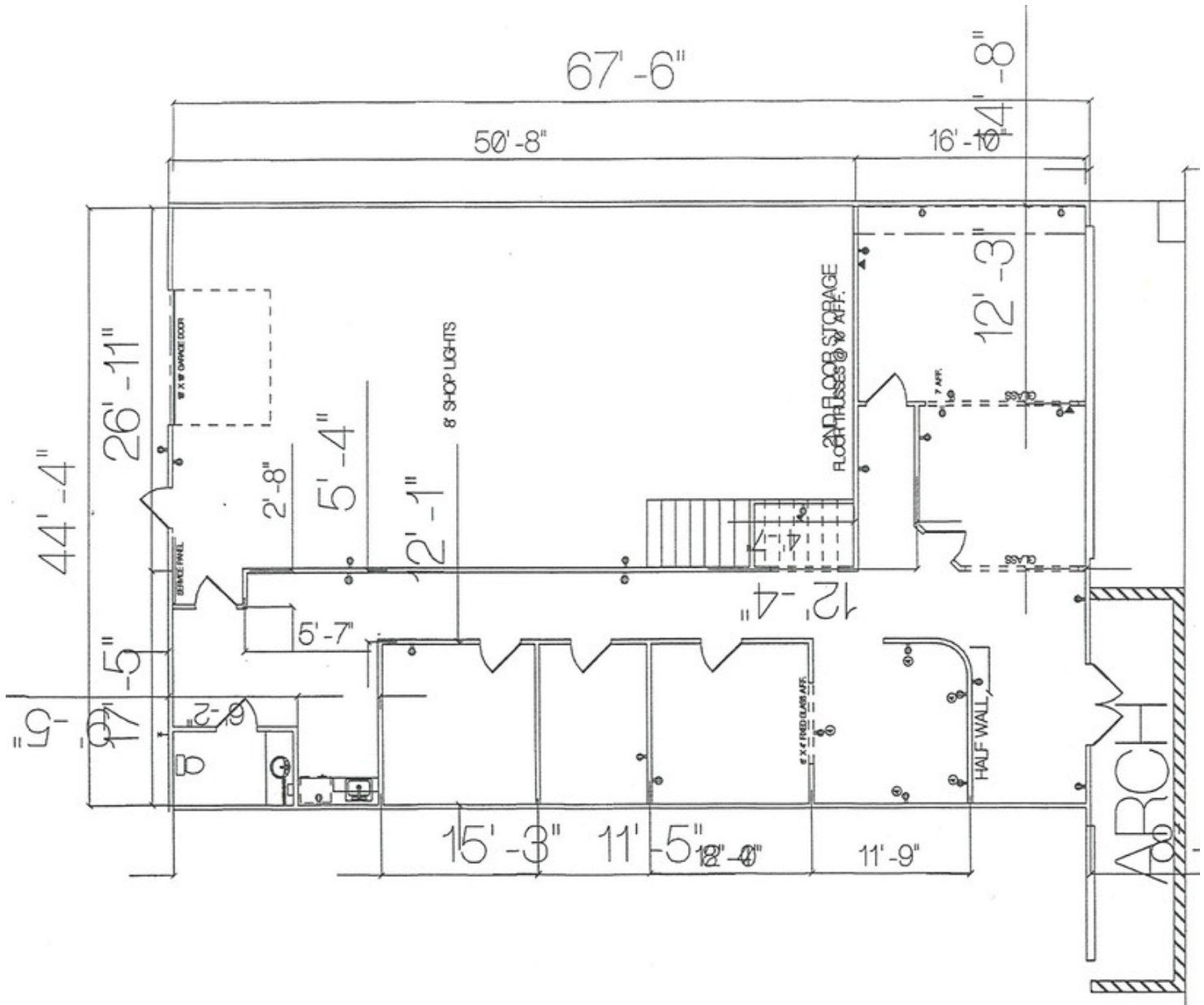
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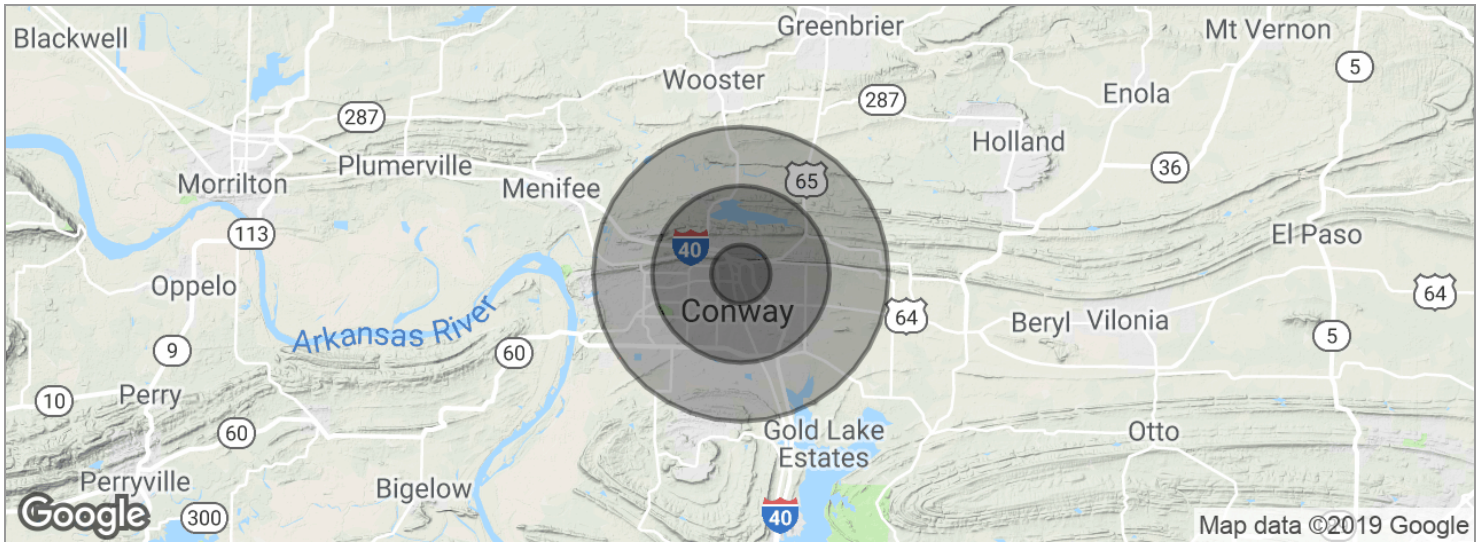
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	7,119	34,812	58,102
Median age	24.9	27.2	28.6
Median age (Male)	25.8	26.8	27.7
Median age (Female)	24.4	27.6	29.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,642	12,962	21,718
# of persons per HH	2.7	2.7	2.7
Average HH income	\$42,531	\$49,918	\$56,598
Average house value	\$180,118	\$132,450	\$132,304

* Demographic data derived from 2010 US Census



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