

For Lease 4880 sq ft Prime Retail

3900 Dave Ward Drive, Conway Arkansas

\$13.00 per sq ft NNN



Offered By:

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CURT GREEN
& COMPANY, LLC
— COMMERCIAL REAL ESTATE —

This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

PROPERTY PROFILE

Prime Development Property

Property Location: 3900 Dave Ward Drive—Conway Market Place
Conway, AR 72032

Unit Size: 4880 sq ft (60'x81' 3")
Smallest Divisible 1704 sq ft (60'x28' 3")
Largest Continuous 4880 sq ft

Center Size: 35,200 sq ft

Utilities: Electricity, Water, Sewer,

Co-Tenants: Cato, Hallmark, Elite Nails, Hibbett Sporting Goods, About You Color Salon, UPS Store, TCBY/Subway, Sport Clips

Neighbors: Wal-Mart, Sally's Beauty, Zaxby's

Asking Price: \$13.00 per square foot NNN

NNN Charges

Tax	\$1.16 per sq ft per year (approx based on 2014)
CAM	\$0.64 per sq ft per year (approx based on 2014)
Insurance	\$0.56 per sq ft per year (approx based on 2014)



PHOTOS



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