

Drive Thru | Retail Opportunity

±3,200 SF FOR LEASE / SALE



LITTLE ROCK MSA (CONWAY), AR | NEWLY RENOVATED 2ND GEN SPACE
2205 DAVE WARD DR. CONWAY, AR 72034

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Property Overview

SET UP SHOP IN CONWAY, ARKANSAS

The property is located in a prime location on Dave Ward Drive, directly across from the University of Central Arkansas (UCA), which boasts an enrollment of over 10,000 students and sees more than 34,000 vehicles per day (VPD). UCA is the third-largest university in Arkansas, surrounded by student housing and multifamily developments, with approximately 500 apartments within walking distance.

This renovated drive thru opportunity, updated in 2022, is currently operated by Volstead Proper, who has decided to relocate. It sits adjacent to major national tenants, including Taco Bell, Starbucks, and Chicken Salad Chick. As a 2nd generation restaurant, this property offers an ideal setup for a quick-service restaurant in a high-traffic, high-demand area.





Property Features



ASKING RENT
CONTACT LISTING AGENTS

ASKING PRICE
\$2,250,000



ADDRESS
2205 Dave Ward Dr.
Conway, AR 72034



POTENTIAL USE
Quick Service Restaurant / Retail



FRONTAGE
125 FT on Dave Ward Drive



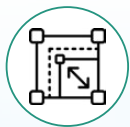
TENANCY
Single



PARKING
±38 Parking Spots on Private Lot



YEAR BUILT / RENOVATED
2018 / 2022



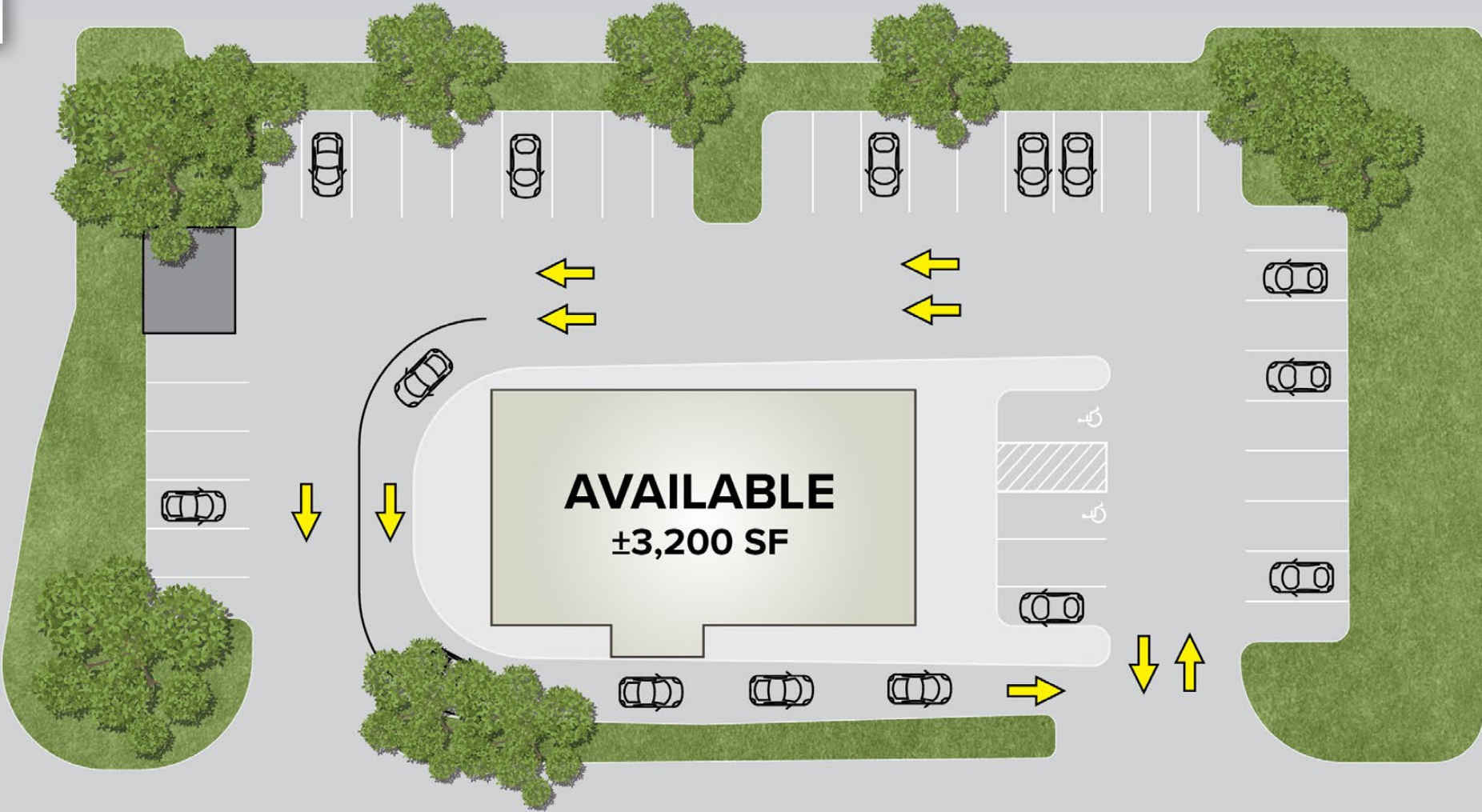
AVAILABLE SF
±3,200 SF



ZONING
C2



Site Plan



DAVE WARD DR ± 35,000 VPD



Walmart
Neighborhood Market

CVS pharmacy

HOBBY LOBBY
planet fitness

Chick-fil-A

KOHL'S
T.J. MAXX
TARGET

ACE Hardware
DOLLAR TREE

CONWAY REGIONAL HEALTH SYSTEM
HEALTH CENTER

Kroger
FAMILY DOLLAR

± 68,000 VPD

Kroger

UNIVERSITY OF CENTRAL ARKANSAS
± 11,700 STUDENTS

FOUNTAIN BLEAU CONWAY APARTMENTS

PET SMART
Bath & Body Works
DICK'S SPORTING GOODS
BEST BUY
maurices
THE HOME DEPOT
Burlington carter's

CONWAY REGIONAL HEALTH SYSTEM
MEDICAL PARK



10 BOX
COST-PLUS

Honda World

60

McDonald's
SONIC

± 35,000 VPD

sam's club

60

BURGER KING
Andy's Frozen Custard
CHICKEN SALAD CHICK
Chicken EXPRESS

SUBJECT PROPERTY
2205 Dave Ward Dr

TACO BELL
STARBUCKS

ELLEN SMITH ELEMENTARY
429 STUDENTS

Superior
Dodge Chrysler Jeep RAM

ALDI
petco
ROSS DRESS FOR LESS
Academy SPORTS+OUTDOORS

Baptist Health

40



Conway, Arkansas, often referred to as the “City of Colleges,” is a rapidly growing city located in the heart of the state. Located in Faulkner County, about 30 miles northwest of Little Rock, Conway is renowned for its strong emphasis on education, with three institutions of higher learning: the University of Central Arkansas (UCA), Hendrix College, and Central Baptist College. This academic influence imbues the city with a youthful, dynamic atmosphere and fosters a thriving arts and cultural scene. The city is also known for its economic growth, serving as a hub for technology and innovation, thanks to its robust tech industry and business-friendly environment.

Conway also offers a high quality of life with abundant recreational opportunities and a strong sense of community. The city boasts a variety of parks, trails, and outdoor activities, including the scenic Cadron Settlement Park and Beaverfork Lake. Conway hosts several annual events, such as Toad Suck Daze, a family-friendly festival celebrating local culture. With its blend of small-town charm and big-city amenities, Conway continues to attract families, students, and professionals alike.



Demographics Within a 3 Mile Radius



49,658

TOTAL POPULATION



\$62,667

AVG HH INCOME



\$498.3M

CONSUMER SPENDING



160,000+

ANNUAL VISITORS



\$46,755

MED HH INCOME



19,578

HOUSEHOLDS



±33 MILES

DISTANCE TO LITTLE ROCK



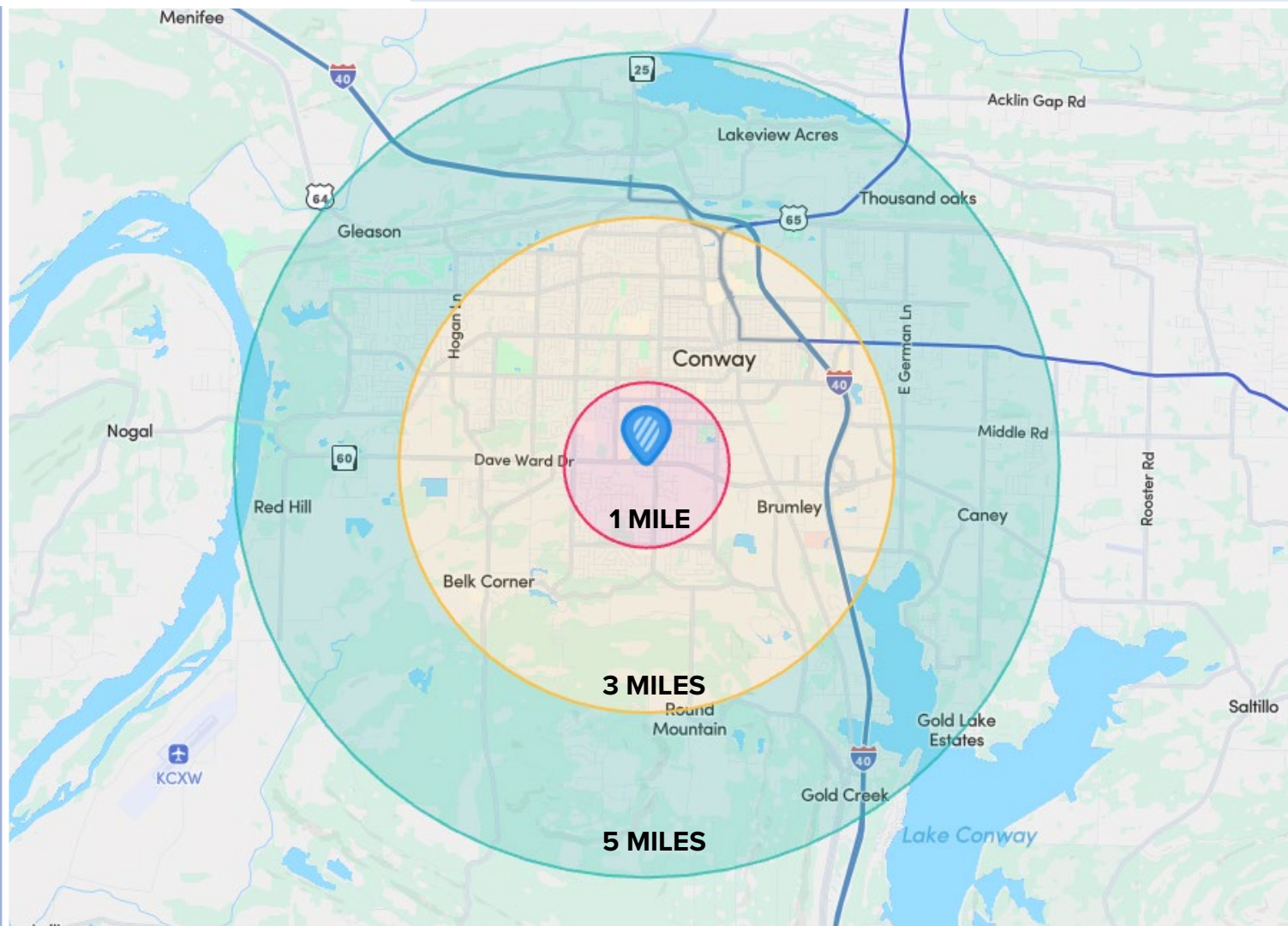
\$48,561
AVG HH INCOME
WITHIN 1 MILE



\$62,667
AVG HH INCOME
WITHIN 3 MILES



\$71,163
AVG HH INCOME
WITHIN 5 MILES





University of Central Arkansas

The University of Central Arkansas (UCA), located in Conway, Arkansas, is one of the state's premier public universities. Established in 1907 as the Arkansas State Normal School, UCA began with a mission to train teachers and has since evolved into a comprehensive institution offering a wide range of undergraduate and graduate programs. With over 10,000 students, UCA is renowned for its strong academic programs, particularly in education, business, healthcare, and the arts. The university's commitment to academic excellence is reflected in its faculty, innovative research, and student-focused learning environment.

UCA's campus is a cornerstone of life in Conway, combining historic architecture with modern facilities to create a vibrant and welcoming environment. The university is home to the Baum Gallery, which hosts contemporary art exhibitions, and the Reynolds Performance Hall, which brings world-class performances to both the campus and community. UCA is also known for its robust athletics program, competing in the NCAA Division I as part of the ASUN Conference. The university's mascot, the bear, symbolizes its spirited community and strong sense of pride among students, alumni, and supporters.

Beyond academics and campus life, UCA plays a vital role in the economic and cultural development of Conway and the surrounding region. The university fosters partnerships with local businesses and organizations, supporting workforce development and innovation. Programs like the Arkansas Coding Academy, launched in collaboration with UCA, help address the growing demand for skilled professionals in technology fields. Through its community outreach initiatives, UCA emphasizes service and leadership, encouraging students to make a positive impact locally and globally. With its rich history and forward-thinking vision, the University of Central Arkansas remains a key driver of education and opportunity in the state.



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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

EXCLUSIVELY *Listed By*



ERIK VOGELZANG

MARKET LEADER

D (424) 269-2947 **M** (562) 279-4886
erik.vogelzang@matthews.com
License No. 01995114 (CA)



CHUCK EVANS

MARKET LEADER

D (925) 319-4035 **M** (925) 323-2263
chuck.evans@matthews.com
License No. 01963473 (CA)



KEVIN BETTINGER

ASSOCIATE

D (310) 579-9692 **M** (248) 930-9733
kevin.bettinger@matthews.com
License No. 02168242 (CA)



HUNTER LAMBERT

ASSOCIATE

D (310) 601-7705 **M** (480) 200-1131
hunter.lambert@matthews.com
License No. 02192921 (CA)

KYLE MATTHEWS

BROKER OF RECORD

License No. PB00084217 (AR)

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