

# Drive Thru | Retail Opportunity

±3,200 SF FOR LEASE



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

**MATTHEWS**<sup>TM</sup>  
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**



## ADDRESS

2205 Dave Ward Dr.  
Conway, AR 72034



## POTENTIAL USE

Quick Service Restaurant / Retail



## TENANCY

Single



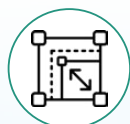
## PARKING

±38 Parking Spots on Private Lot



## FRONTAGE

125 FT on Dave Ward Drive



## AVAILABLE SF

±3,200 SF



## ZONING

C2

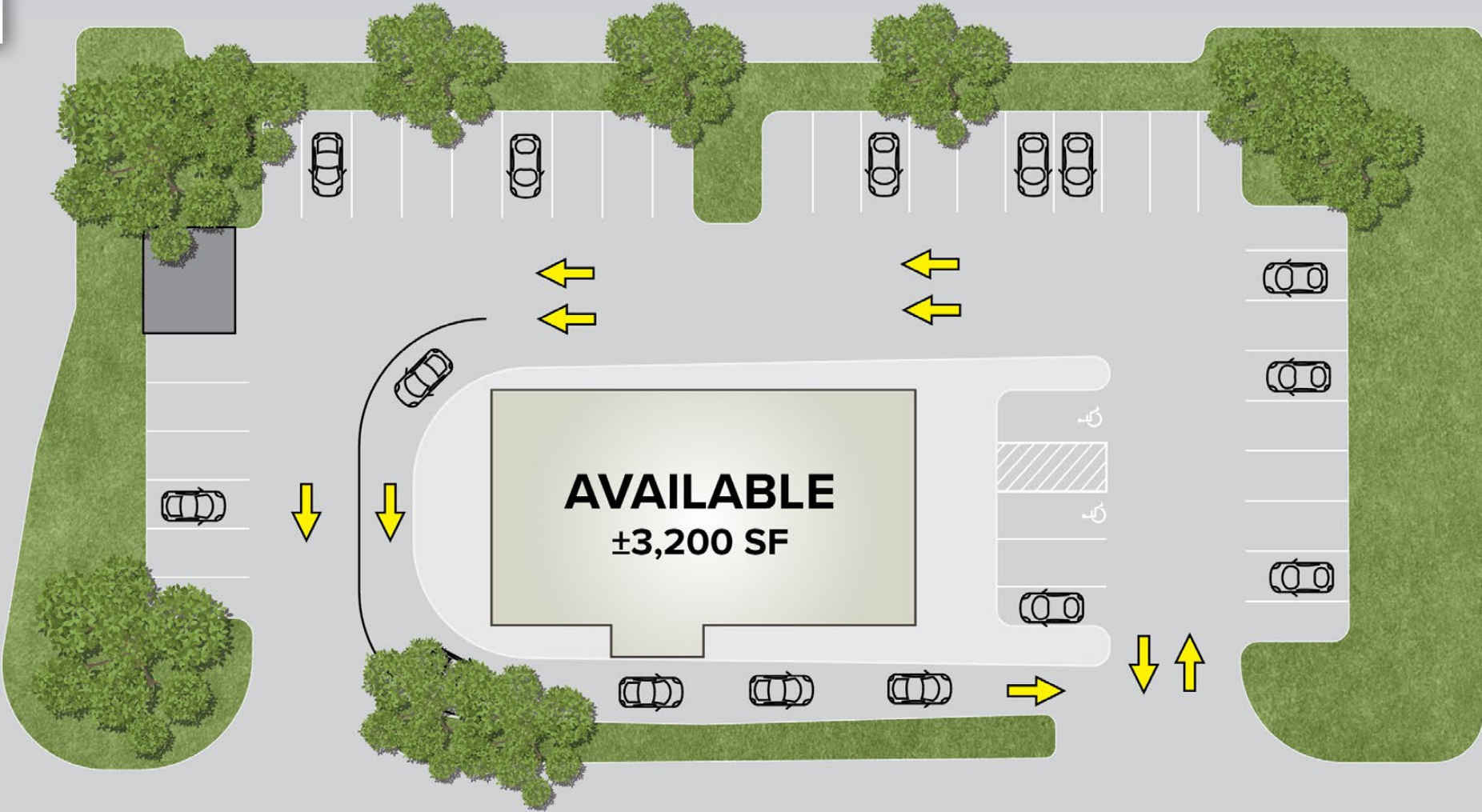


## YEAR BUILT / RENOVATED

2018 / 2022



# 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



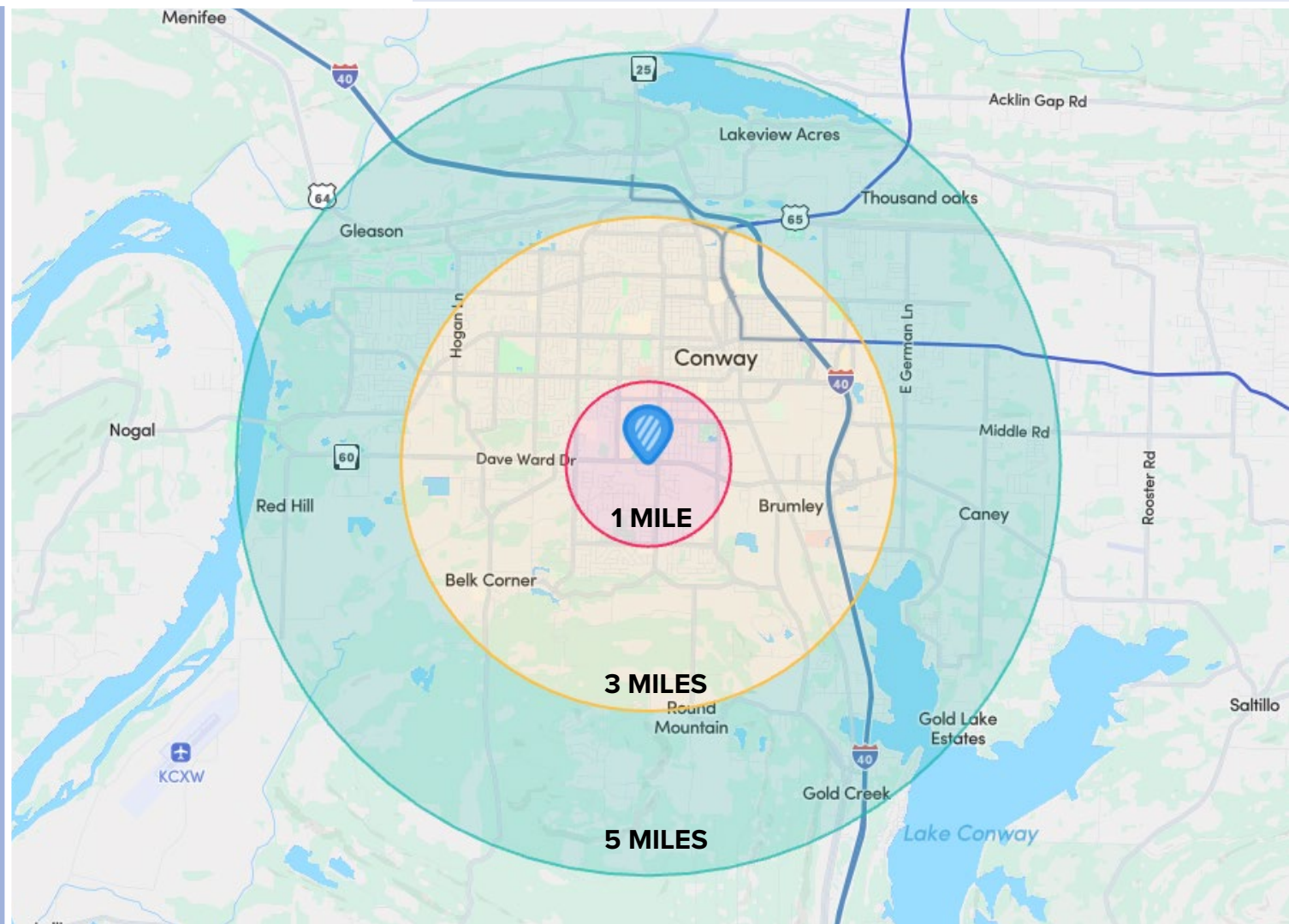
**\$48,561**  
AVG HH INCOME  
WITHIN 1 MILE



**\$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.



# EXCLUSIVE

## *Leasing Agents*



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BROKER OF RECORD

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