

The Village at Hendrix

Restaurant for Lease at 1055 Steel Avenue, Conway, AR

CONTACT US

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Property features

Restaurant for Lease

- Suite size: 4,068 SF
- Lease rate: \$24.50/PSF, NNN
- Dedicated parking lot and street parking
- Adjacent to Hendrix College campus
- Ideally located next to Hendrix College, in one of Conway's bustling retail corridors
- Just one mile to conveniently access Interstate 40
- Traffic count: approximately 11,480 vehicles per day traveling Harkrider Street and an average of 69,717 vehicle per day traveling Interstate 40

Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
7,692	47,230	76,133



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,033	18,736	30,433



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$73,025	\$80,254	\$89,515



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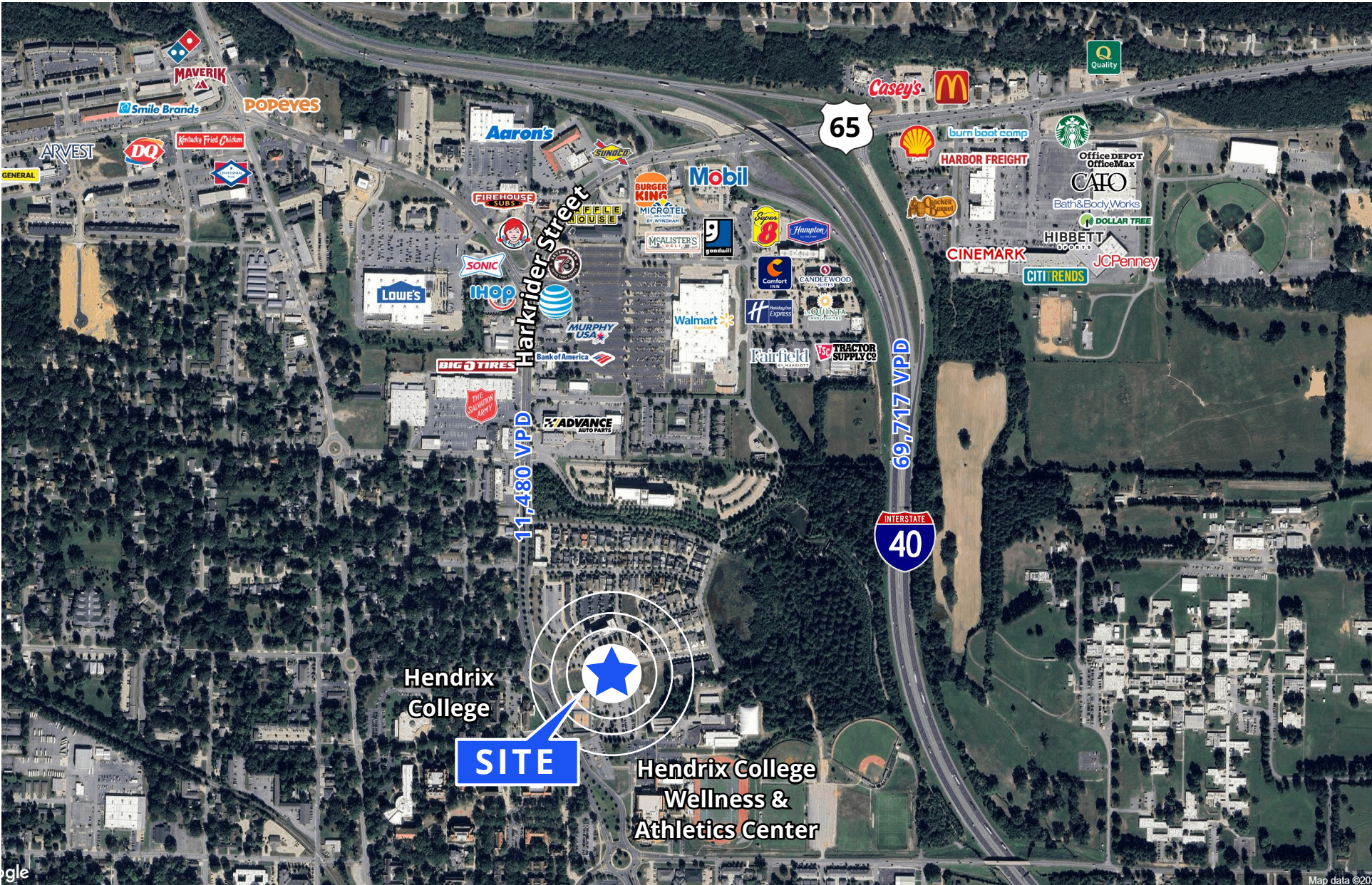
1 Allied Drive, Suite 1500

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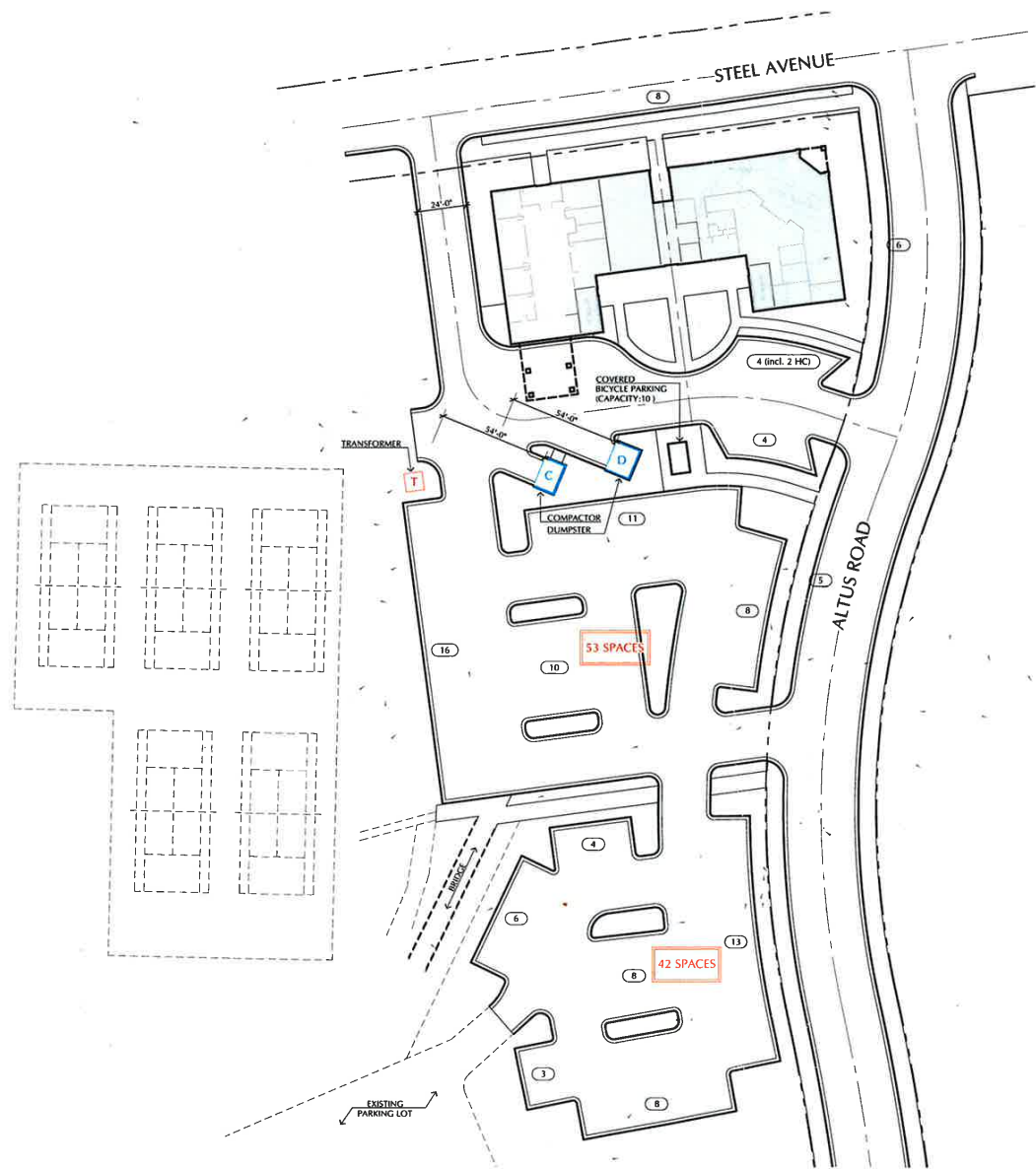
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Property aerial



Site plan

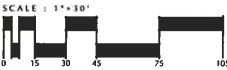


BUILDING SUMMARY	
COMMERCIAL:	
RESTAURANT:	± 4,000 S.F.
INLINE SHOP:	± 1,000 S.F.
BANK:	± 3,500 S.F.
RESIDENTIAL:	
54 STUDENT RESIDENTS	

PARKING SUMMARY	
COMMERCIAL PARKING (NORTH LOT)	
	PARKING RATIO
RESTAURANT:	7 SPACES / 1,000 S.F. = 28
INLINE SHOP:	3 SPACES / 1,000 S.F. = 3
BANK:	3 SPACES / 1,000 S.F. = 11
REQUIRED:	= 42
PROVIDED:	= 53
RESIDENTIAL PARKING (SOUTH LOT)	
	PARKING RATIO
RESIDENTIAL:	.75 SPACES / STUDENT = 41
PROVIDED:	= 42
TOTAL PARKING PROVIDED	
COMMERCIAL:	= 53
RESIDENTIAL:	= 42
TOTAL:	= 95 SPACES

Conceptual Parking and Service Plan for:
Market Street South Building

for: Hendrix College
by: Tunnell-Spangler-Walsh & Associates



Property photos



Property photos



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1055 STEEL AVENUE, CONWAY, AR



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