

955 PLANE ROAD CONWAY, AR 72032

Investment Property
Industrial Building For Sale or Lease

8,250 SF on 4.88 Acres MOL

100% Occupied

Sales Price: \$1,200,000

Cap Rate: 8.5%

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COMMERCIAL
REAL ESTATE



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PROPERTY HIGHLIGHTS

- Industrial Investment Real Estate
- Current Lease Expires August, 2025
- National Tenant
- 2 Grade Level Doors
- 12' Clear Ceiling Height
- Fenced Yard

LOCATION HIGHLIGHTS

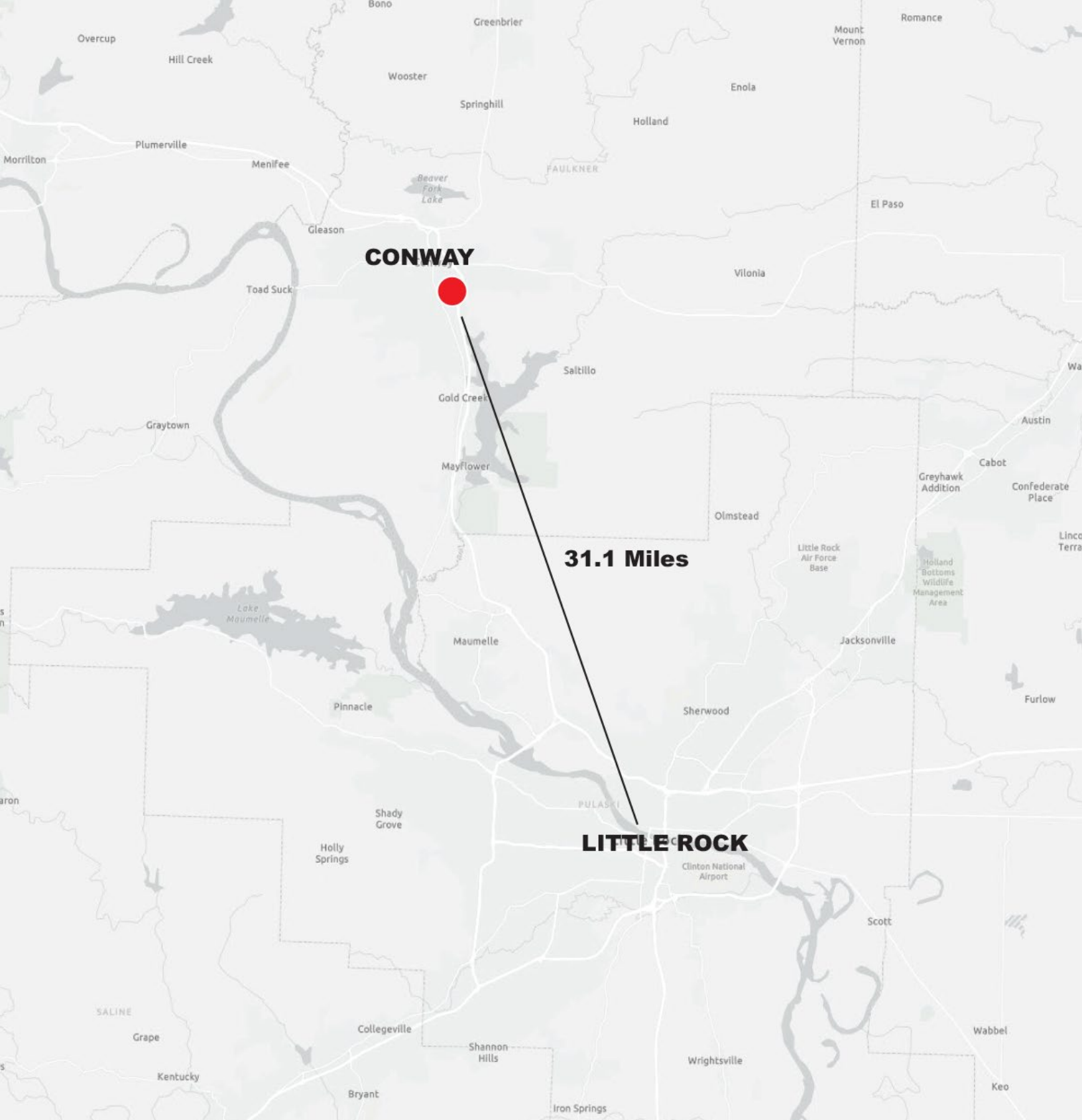
- Industrial Service Area Just Off I-40 at E. 6th Street
- Strong Industrial Area Off of Interstate 40



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,758	61,471	156,915
AVERAGE HOUSEHOLD INCOME	\$47,923	\$75,616	\$87,462
TOTAL HOUSEHOLDS	3,989	28,106	69,844

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