



FOR SALE | OFFICE

# 1203 NORTH MUSEUM ROAD

1203 North Museum Road | Conway, AR 72032



## PROPERTY SUMMARY

**SALE PRICE:** \$1,370,000

**LOT SIZE:** 2.05 Acres

**BUILDING SIZE:** 9,098 SF

**BUILDING CLASS:** B

## PROPERTY OVERVIEW

Formally the Heritage Call center office. Reception area. Built in desk and cubical areas. Large break room with outside accommodations for employees.

Split plan that could be easily separated into two office areas.

## PROPERTY HIGHLIGHTS

- Large common break room. two sets of men's and women's bathrooms.
- Rear and side parking with over 100 dedicated spaces.
- location is on a corner lot for easy access.
- Close to the interstate and in the heart of Conway.
- Easy access to major food chains.
- total work stations cubicles: 144 (72 each side with lockers)
- 12 offices (6 each side)
- One common area break room.
- 4 bathrooms ( 2 men's and 2 women's each side).
- Temperature controlled computer/ phone and security system control room.
- outdoor fenced area break location for employees.



**NATHAN HUTCHINS**

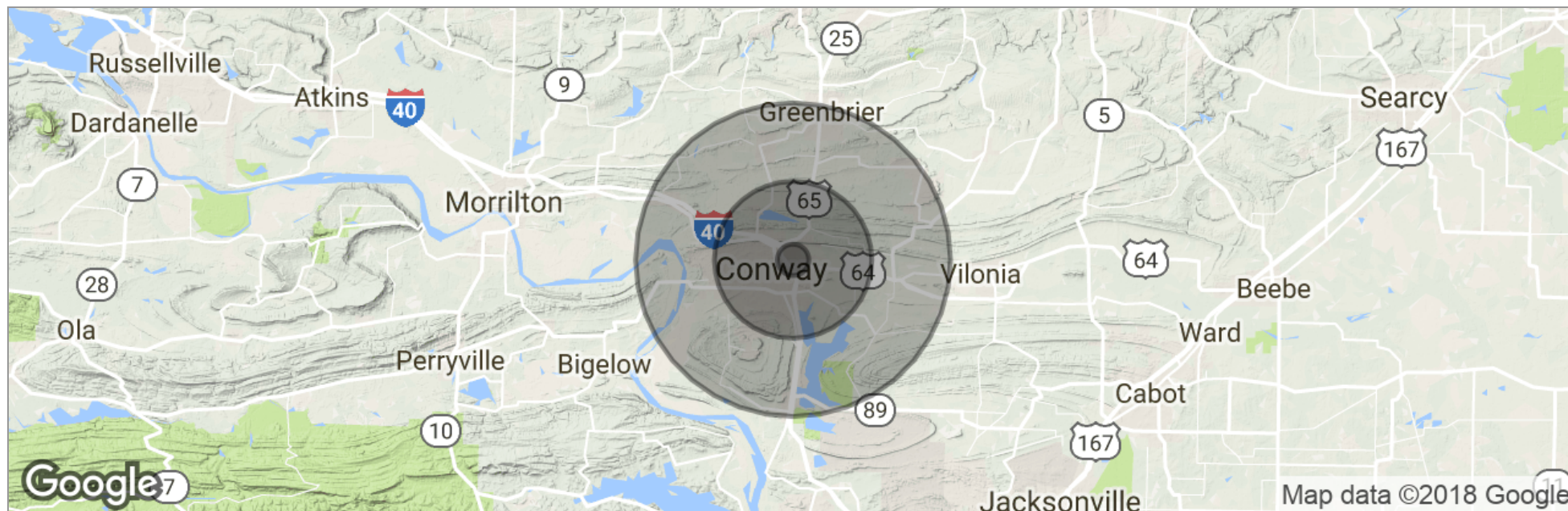
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	1 Mile	5 Miles	10 Miles
Total Population	3,546	54,561	102,549
Population Density	1,129	695	326
Median Age	26.9	28.6	31.0
Median Age (Male)	25.5	27.5	30.0
Median Age (Female)	27.7	29.5	32.0
Total Households	1,341	20,326	38,779
# of Persons Per HH	2.6	2.7	2.6
Average HH Income	\$39,791	\$53,910	\$59,734
Average House Value	\$104,189	\$130,572	\$129,860

\* Demographic data derived from 2010 US Census



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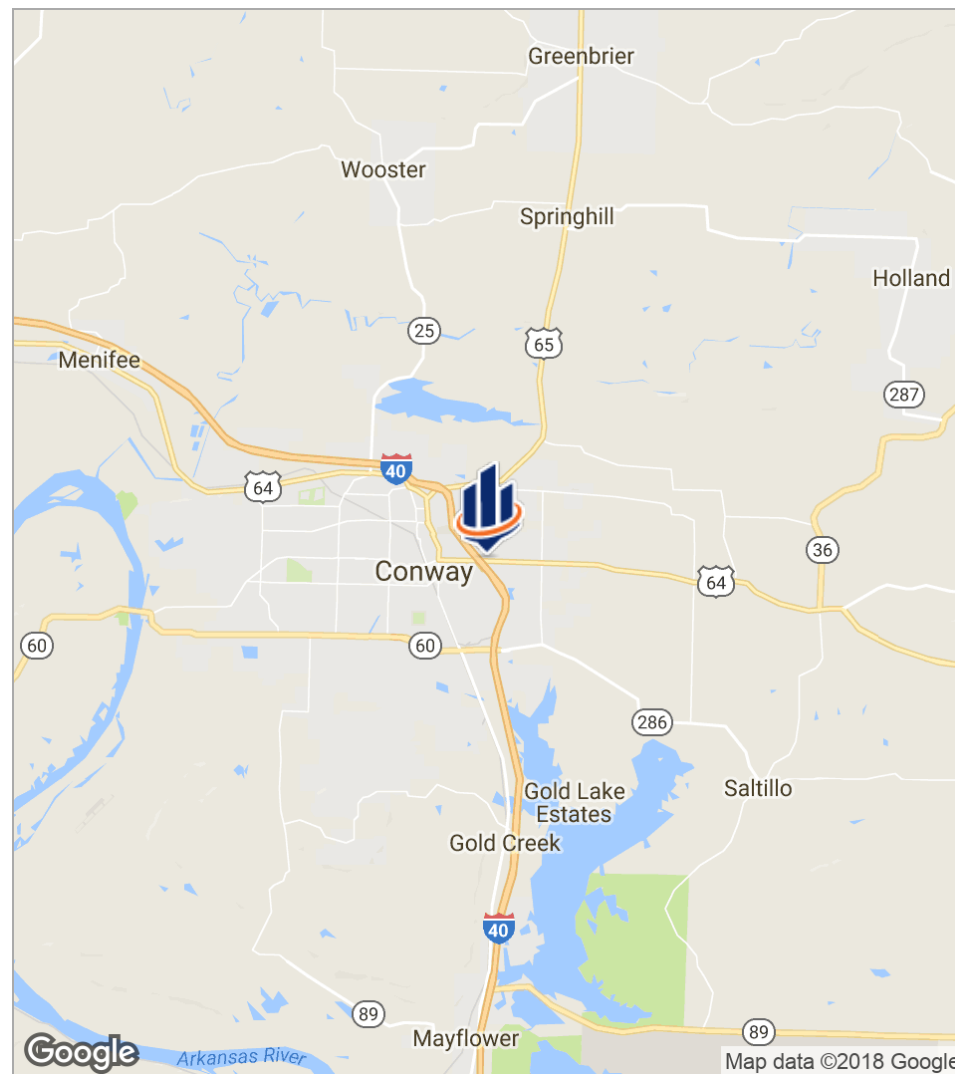
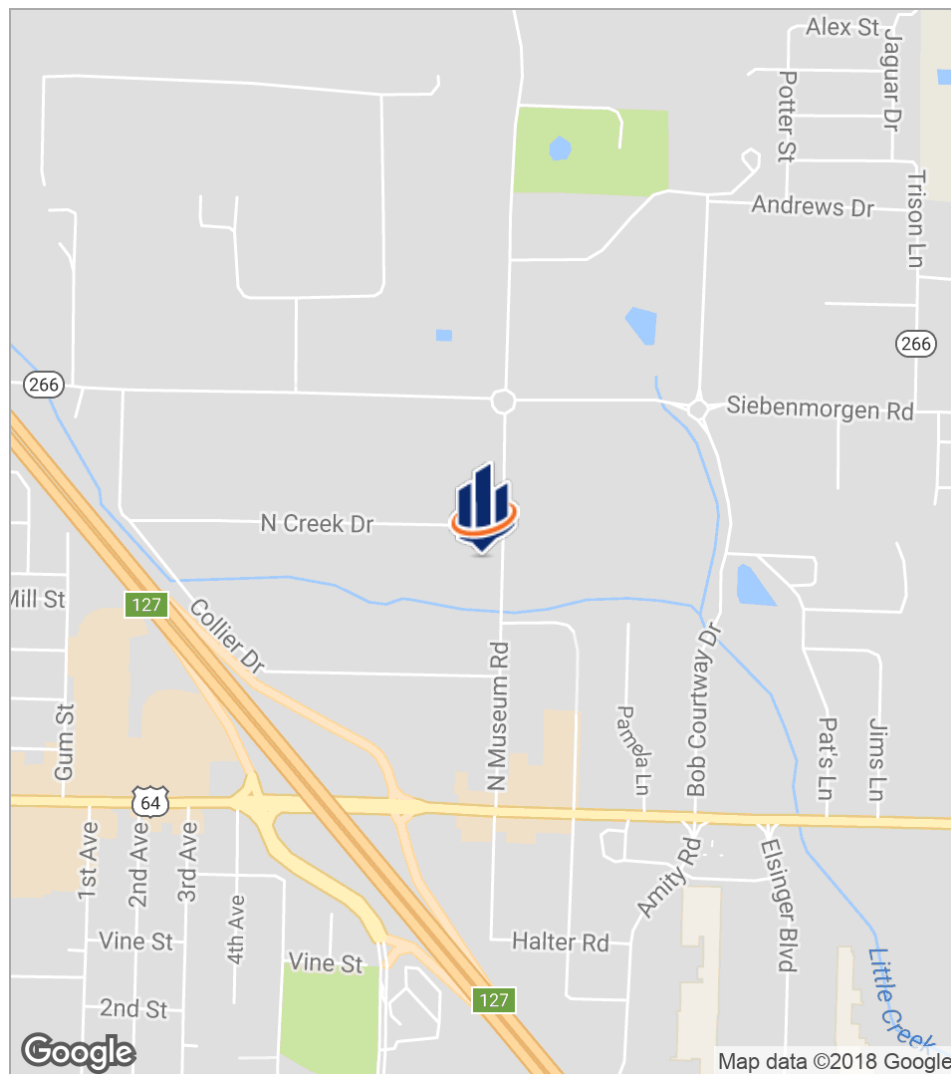
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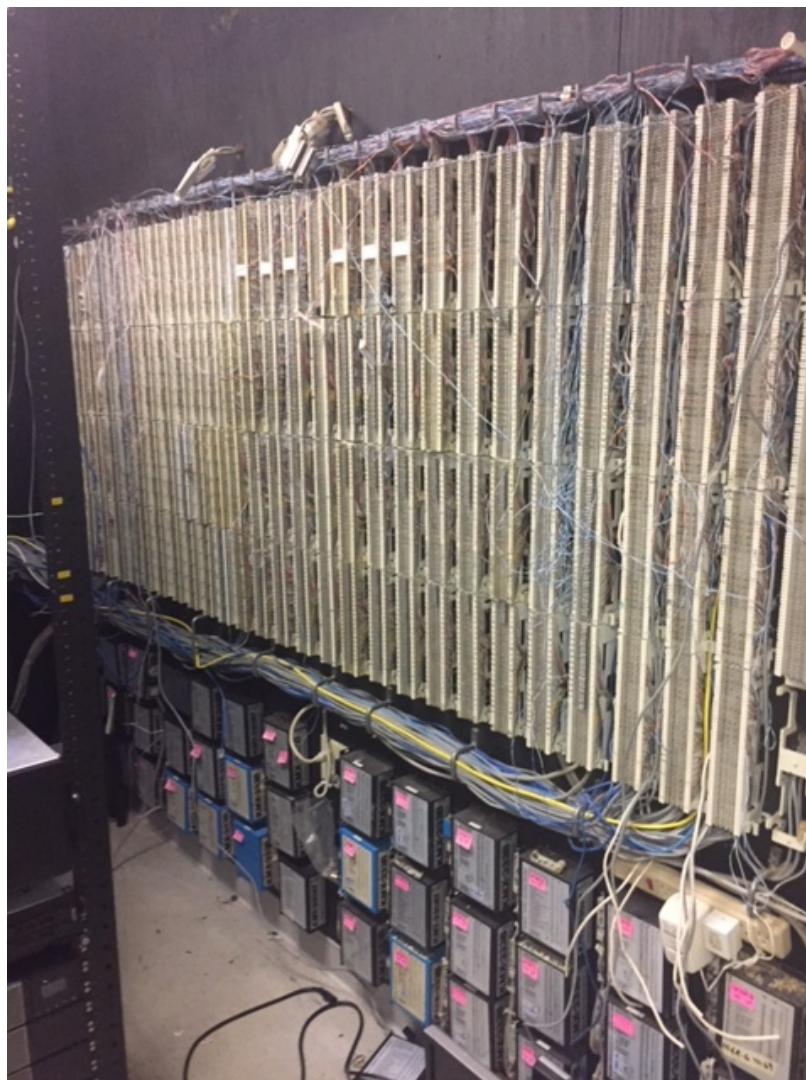




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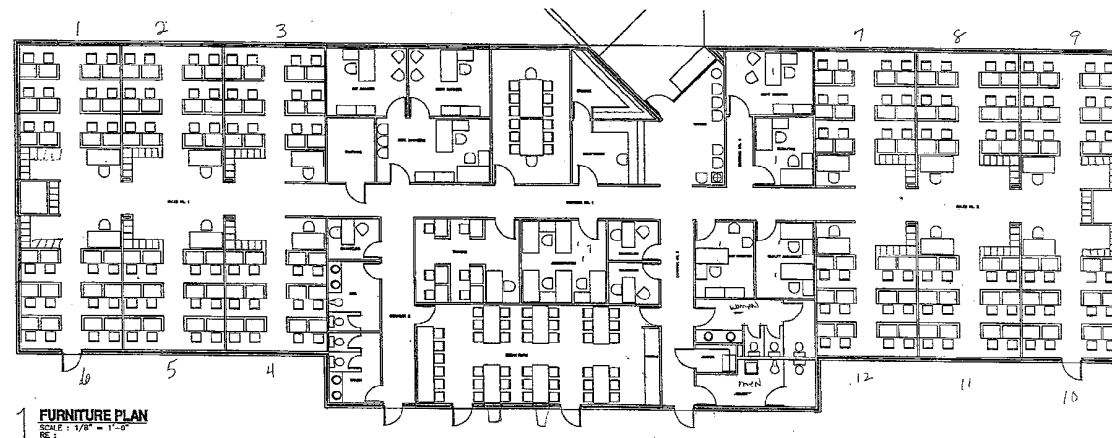




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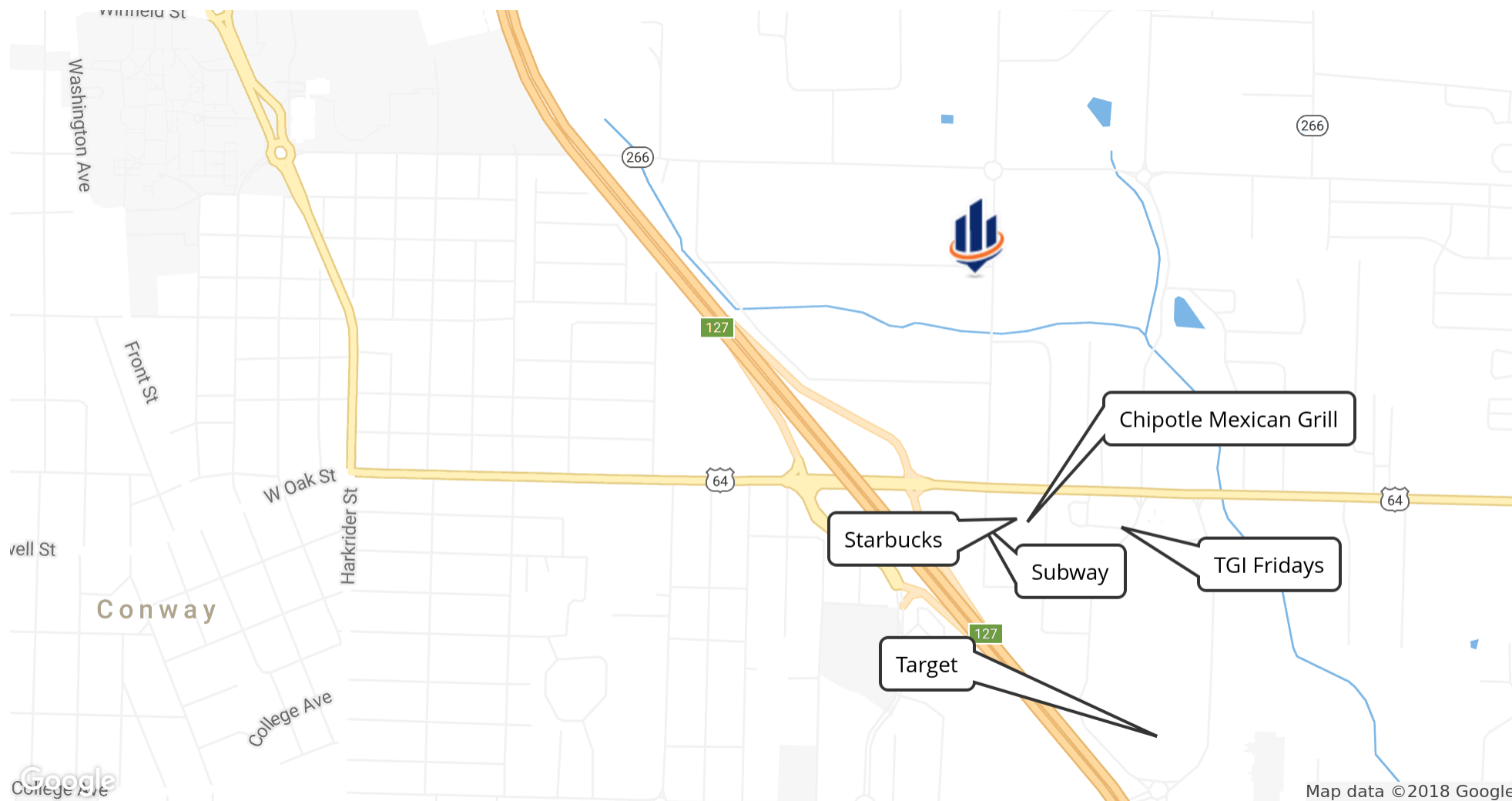
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## Nathan Hutchins

Advisor

SVN | ArkBest Realty, LLC

Nathan has been active in both residential and commercial real estate since 2006, and has been with ArkBest Realty, Inc., since 2011. He has received several Gold and Silver awards for sales and closings. Nathan enjoys being outdoors in the beautiful Natural State, whether he's boating, fishing, or biking.

### Memberships & Affiliations

- Member of the National Association of Realtors
- Member of the Arkansas Realtors Association
- Member of the Little Rock Realtors Association
- Member of the Arkansas and Little Rock Board of Realtors
- Member of the International Council of Shopping Centers
- Member of the Little Rock, Conway, and Hot Springs Chambers of Commerce
- Leadership Greater Little Rock Graduate - Class XXX

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