

# OFFICE BUILDING FOR SALE or LEASE

355 Ledgelawn Dr | Conway, AR 72034



**HANK KELLEY, CRE, SIOR, CPM**

CEO | EXECUTIVE BROKER | PARTNER

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## AVAILABLE

±150,000 SF Building\*\*

±22.88 Acres

1,199 Parking Spaces

*\*\*Leased space can be subdivided (±20,000 SF & up)*

## PRICE

Contact agent for pricing on lease or sale.

## COMMENTS

- Two-story, LEED Certified, built in 2009
- State-of-the-art HVAC and electrical system
- 1500 kW, 480 volt, 3-phase emergency generator
- Secure badge entry-exit
- On-site security
- Property and facilities management in place since construction
- Open workspaces with multiple conference rooms, break/kitchen areas (13), and private offices
- Sound masking throughout
- Indoor fitness facility, outdoor patio, volleyball and horseshoe courts
- Fully-equipped service kitchen (grease trap in place)
- Self-service vending
- Energy-efficient LED lighting with light harvesting and proximity sensing



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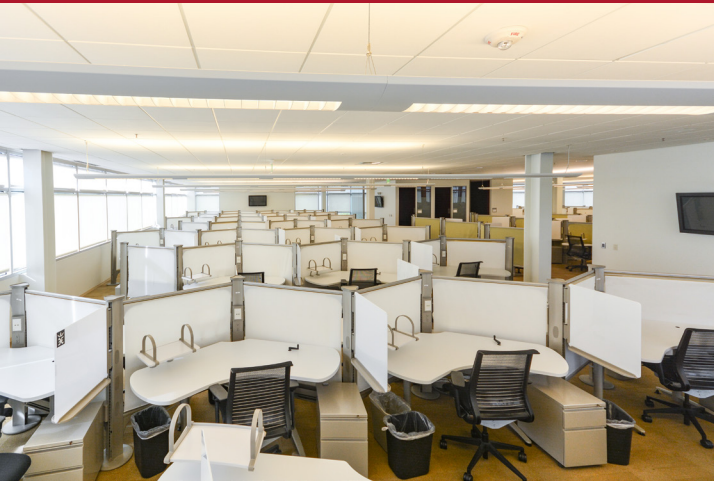


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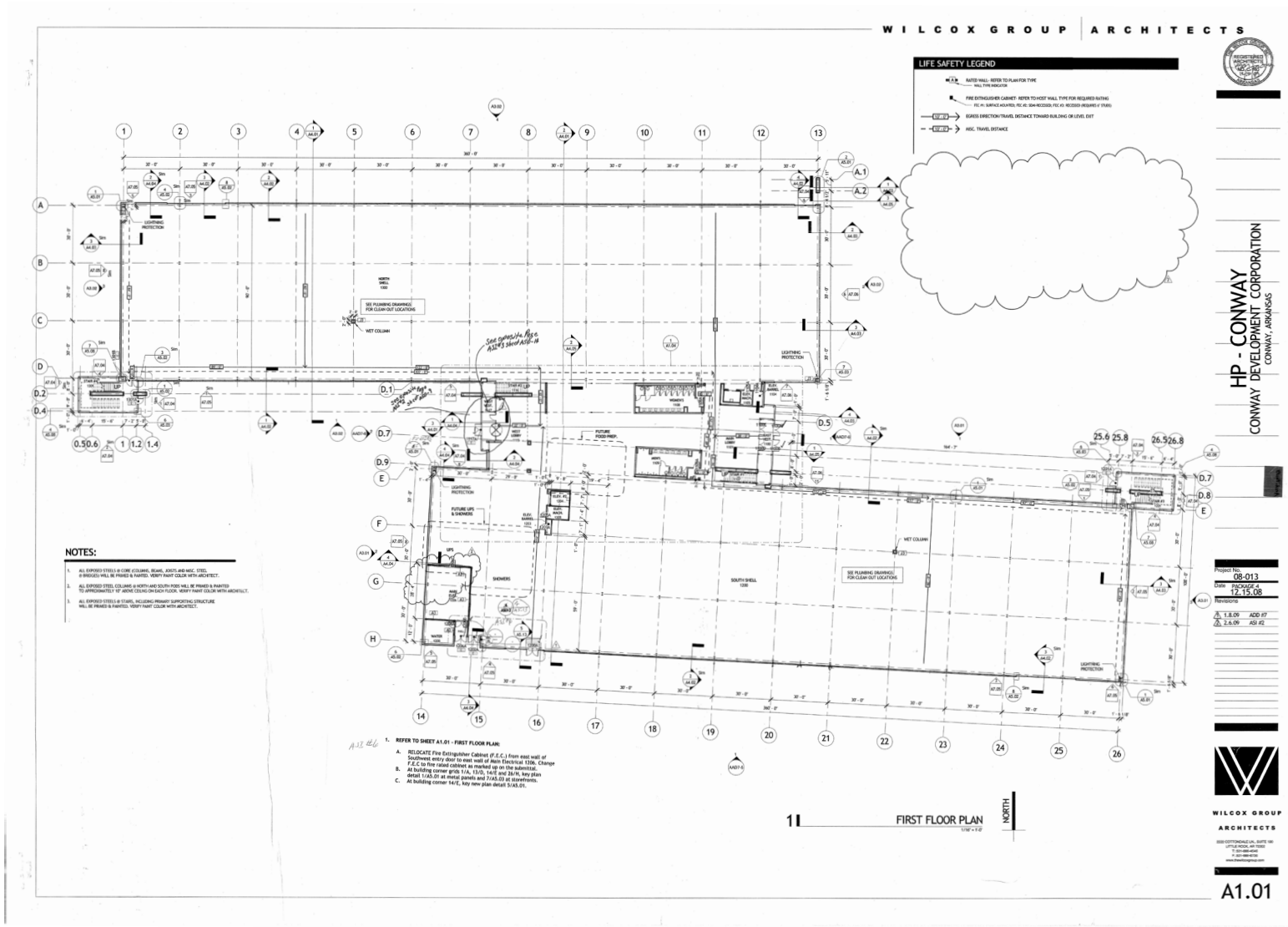
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## FLOOR PLAN FIRST FLOOR



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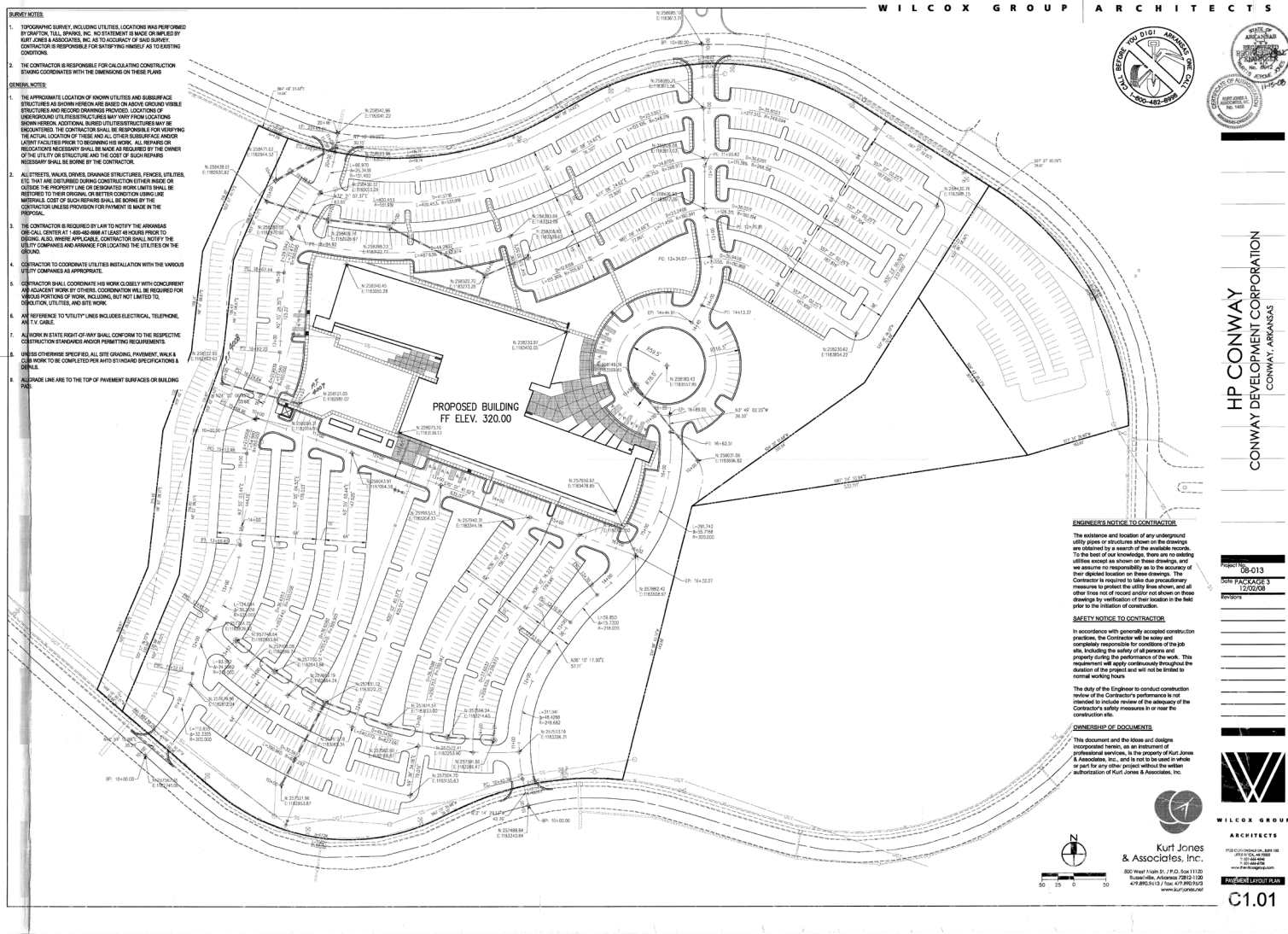
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## SITE PLAN



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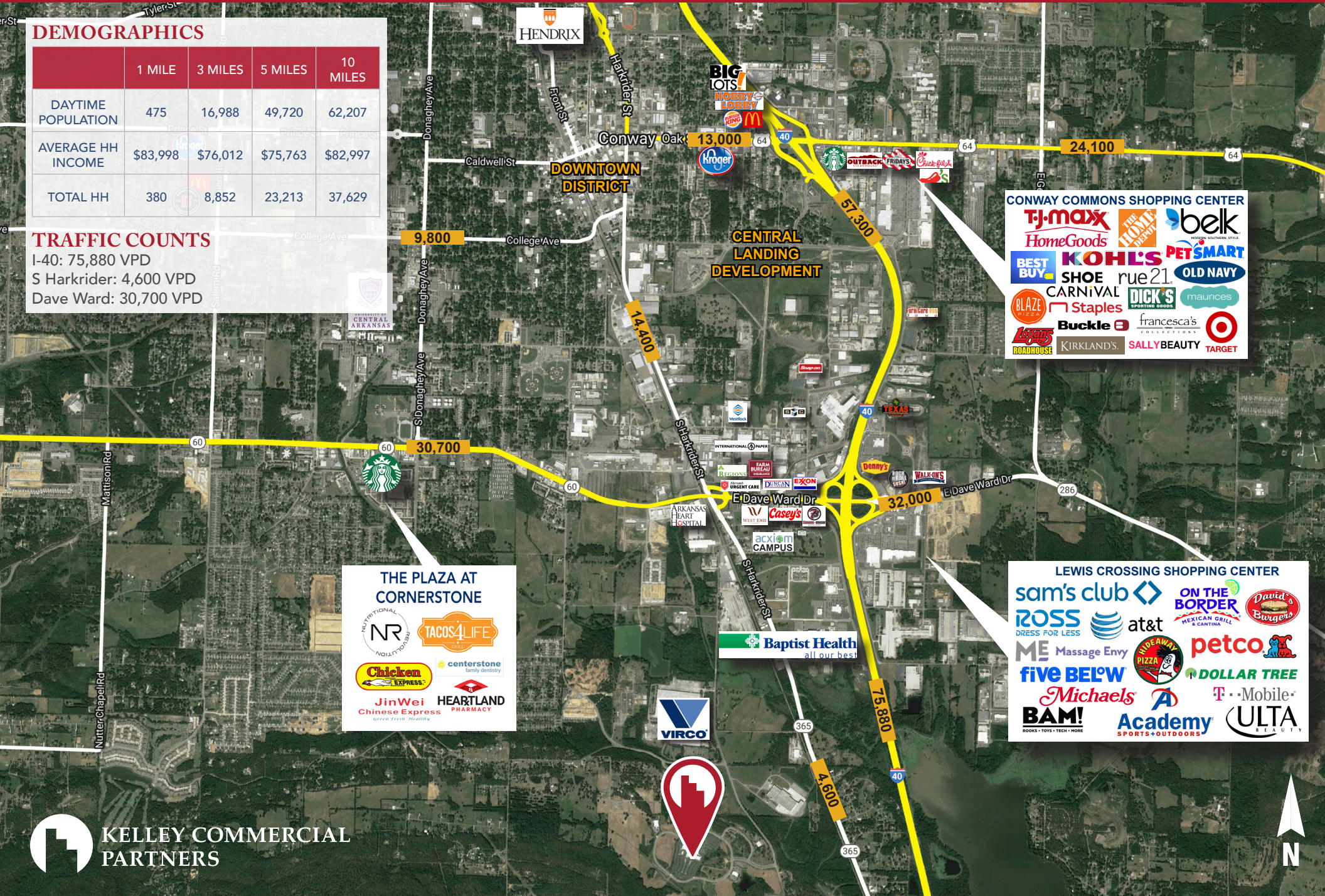
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	475	16,988	49,720	62,207
AVERAGE HH INCOME	\$83,998	\$76,012	\$75,763	\$82,997
TOTAL HH	380	8,852	23,213	37,629

## TRAFFIC COUNTS

I-40: 75,880 VPD  
S Harkrider: 4,600 VPD  
Dave Ward: 30,700 VPD



**CONWAY COMMONS SHOPPING CENTER**

- TJ-maxx
- HomeGoods
- BEST BUY
- BLAZE
- Levi's ROADHOUSE
- KOHL'S
- SHOE CARNIVAL
- Staples
- Buckle
- KIRKLAND'S
- PETSMART
- rue21
- DICK'S SPORTING GOODS
- maurices
- francesca's
- SALLY BEAUTY
- belk
- OLD NAVY
- TARGET

**THE PLAZA AT CORNERSTONE**

- NUTRITIONAL NR
- TACOS A LIFE
- Chicken Express
- centerstone family dentistry
- JinWei Chinese Express
- HEARTLAND PHARMACY

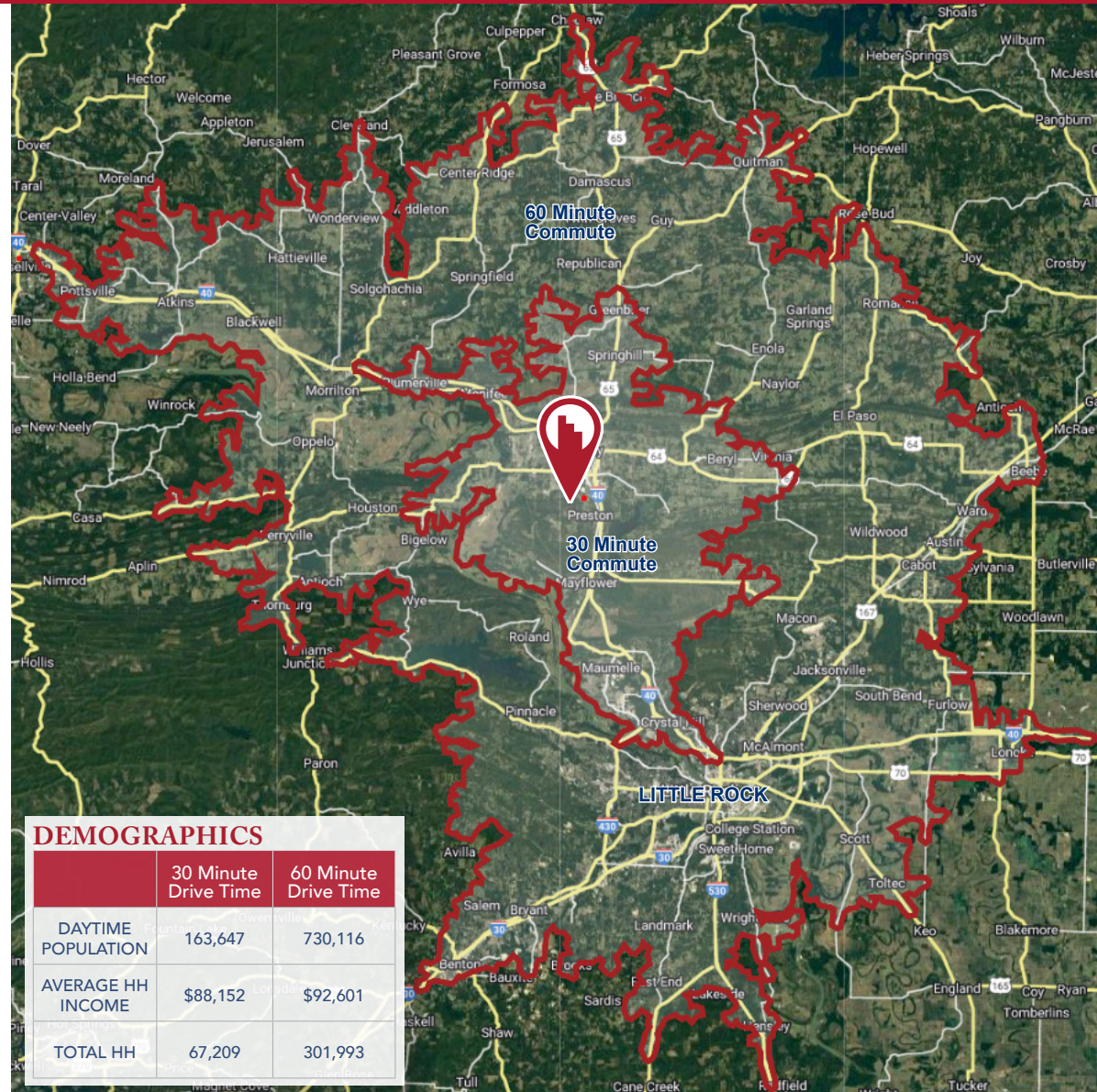
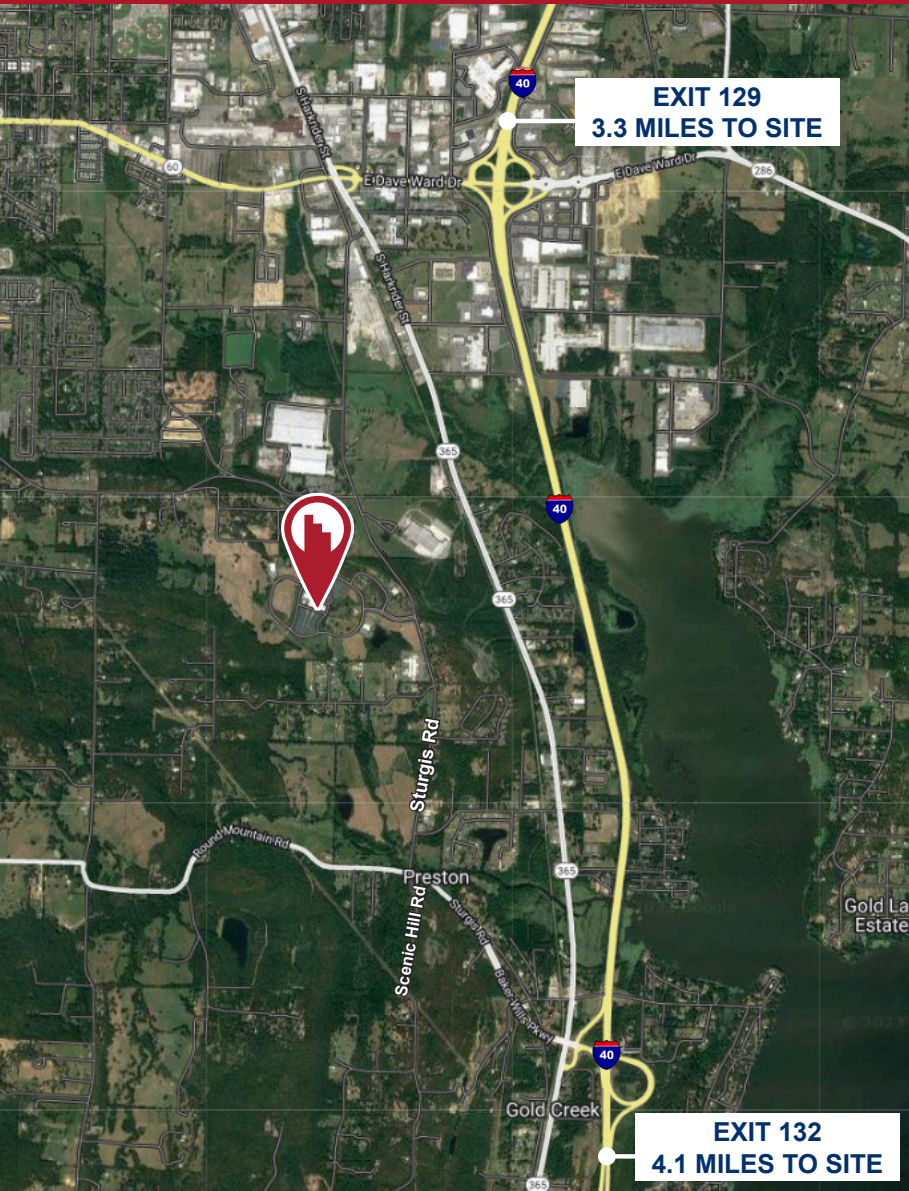
**LEWIS CROSSING SHOPPING CENTER**

- sam's club
- ROSS DRESS FOR LESS
- ME Massage Envy
- five BELOW
- Michaels
- BAM! BOOKS • TOYS • TECH • MORE
- ON THE BORDER MEXICAN GRILL & CANTINA
- David's Burgers
- petco
- DOLLAR TREE
- Academy SPORTS+OUTDOORS
- ULTA BEAUTY
- at&t
- Mobile



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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

CONSULTING

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**CHAINLINKS**  
RETAIL ADVISORS