



CONWAY TOWNE CENTER

- Office DEPOT
- HARBOR FREIGHT TOOLS
- JCPenney
- DOLLAR TREE
- URBAN APRIL Adventure Park
- LIEMANN
- CITITRENDS
- HIBBETT SPORTS
- CAFO
- Bath Body Works

CONWAY COMMONS

- maurices
- TORRID
- HomeGoods
- tj-max
- KOHL'S
- BEST BUY
- SHOE CARNIVAL
- PET SMART
- belk
- Staples
- rue21
- OLD NAY
- DICK'S
- target

0.82 ACRES
FOR SALE

SALES CONTACT
MICHAEL THUM
214.675.7676
mthum@theretailconnection.net

MANAGING BROKER
TED Gildea
617.369.5914
tgildea@atlanticretail.com

PROJECT HIGHLIGHTS

- Lowe's outparcel available .82 AC
- Excellent opportunity for a QSR user
- Located in the heart of Conway near Hendrix College, Walmart, JCPenney, Cinemark, & Office Depot
- Excellent visibility and access
- Strong traffic counts along US-64, 19,000 ADT

DEMOGRAPHICS



TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
18,430	28,962	32,999



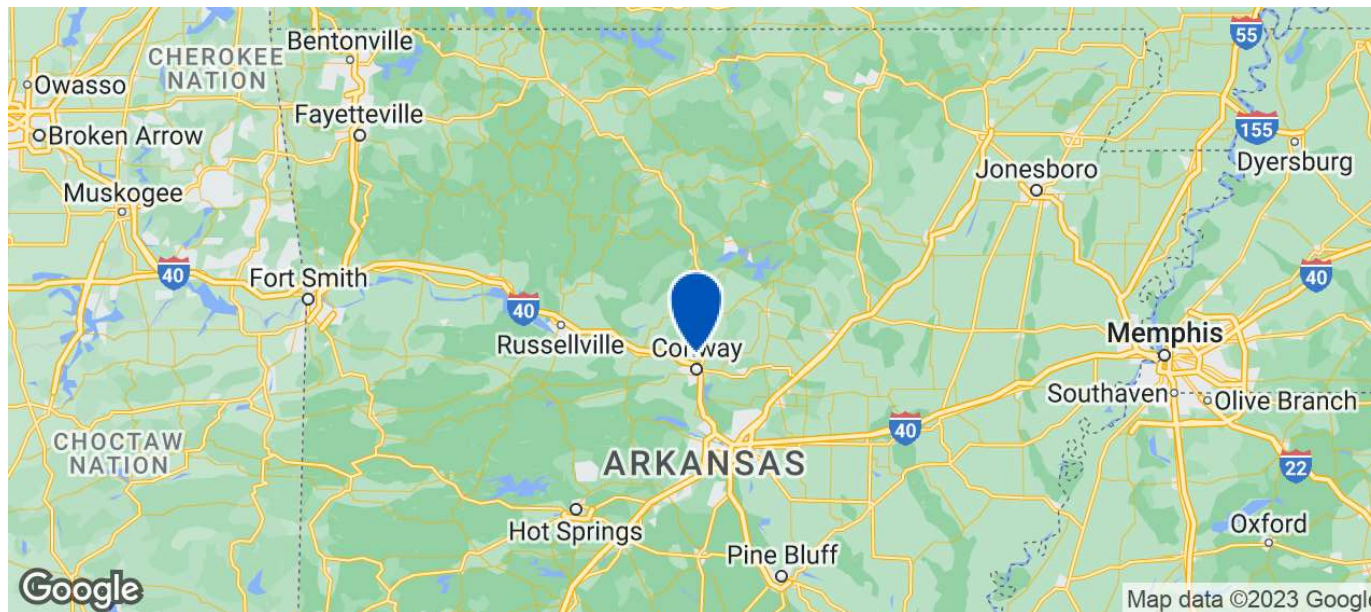
TOTAL POPULATION

3 MILES	5 MILES	7 MILES
46,754	73,012	83,780



AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$69,742	\$77,941	\$79,718



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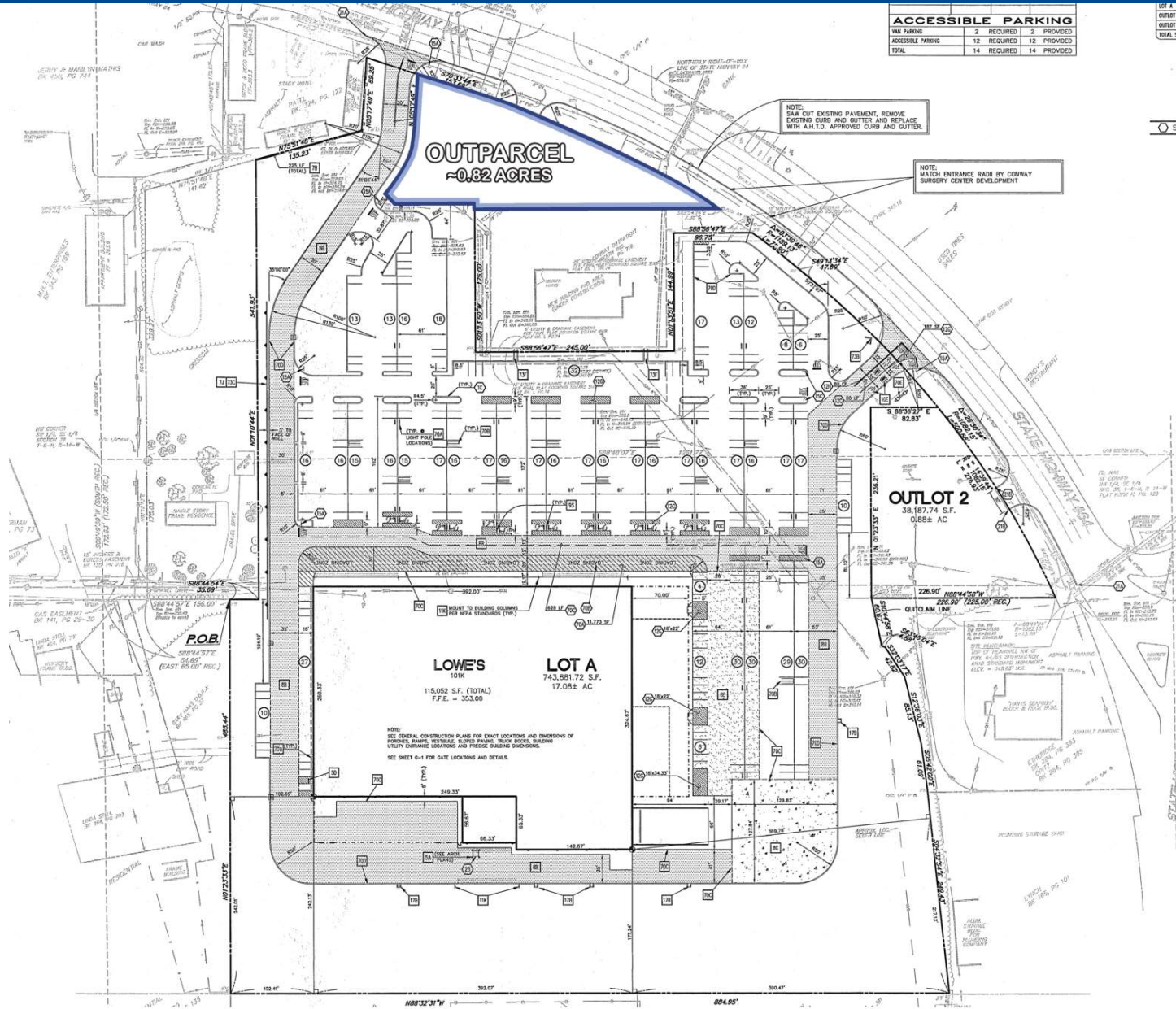
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ACCESSIBLE PARKING				
VAN PARKING	2	REQUIRED	2	PROVIDED
ACCESSIBLE PARKING	12	REQUIRED	12	PROVIDED
TOTAL	14	REQUIRED	14	PROVIDED

LOT A	17.08±
OUTLOT 1	0.82±
OUTLOT 2	0.88±
TOTAL SITE	18.78±

TOP OF FINISH FLOOR
HWY. 64/65 INTERSECTION
AHTD STANDARD MONUMENT
ELEV. = 348.66' MSL.



- SITE NOTES**
- LANDSCAPE ISLAND (TOP)
 - TRANSFORMER PAD (TOP) (SEE ELEC. AND/OR MECH. PLANS)
 - REFLECTIVE WHITE LAKE STRIPES (SEE LENGTH NOTICED AT SYMBOL)
 - WIDE PAINTED WHITE STRIPES 2' IF O.C. @ 4'
 - SEE SIZE INDICATED AT SYMBOL
 - DOUBLE BUTTIC YELLOW LAKE STRIPE (SEE LENGTH NOTICED AT SYMBOL)
 - STOP SIGN
 - STOP SIGN WITH "NO WAY" SUPPLEMENTARY PLATE
 - TRUCK CURB TO MATCH EXISTING CURB
 - TRUCK CURB FROM 4" TO 12" IF 2"
 - WIDE PAINTED YELLOW STRIPES @ 4' O.C. @ 4'
 - PAINTED YELLOW TRUCKING STOP @ 100' O.C.
 - WIDE PAINTED DASHED WHITE LINE

LEGEND

- EXISTING**
- FOUND IRON PIN / PIPE
 - SET BACK FROM W/CUP
 - PROCESSED IN CONCRETE
 - IRON NAIL
 - RIGHT-OF-WAY MARKER
 - IRON NAIL
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - FIRE HYDRANT
 - VALVE BOX
 - WATER METER
 - TELEPHONE PEDestal
 - GAS METER
 - ELECTRIC TRANSFORMER
 - IRON
 - POWER POLE w/ ANCHOR
 - POWER POLE w/ LIGHT
 - TREE LINE
 - SPOT ELEVATION
 - CONTOUR
 - OVERHEAD ELECTRIC CABLE
 - UNDERGROUND TELEPHONE
 - GAS MAIN
 - WATER MAIN
 - SANITARY SEWER
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - EXISTING LINE
 - FLOW LINE

- PROPOSED**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - CONCRETE CURB AND GUTTER
 - SEE DETAIL 73C
 - SEWER INLET TYPE B
 - SEE DETAIL 73C
 - BUILDING CONTROL POINT
 - PROPOSED PARKING SPACES

GENERAL SITE NOTES

- ALL SHOWN DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL LANDSCAPE AND CONCRETE ISLANDS SHALL BE CURB AND GUTTER PER DETAIL 73C. UNLESS NOTED OTHERWISE.
 - ALL CURB RETURN RADIUS SHALL BE 2' OR 10' AT 15' OR 30' PER PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED OTHERWISE:
- ALL CURB AND GUTTER ADJACENT TO ASPHALT SHALL BE PER DETAIL 73C.
ALL CURBING ADJACENT TO CONCRETE PARKING IS PER DETAIL 73C.
- PARKING SHALL BE INSTALLED IN ACCORDANCE WITH THE ENTIRE PARKING LOT AREA AND ALL DIMENSIONS SHOWN THEREON UNLESS OTHERWISE NOTED.
- ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 73C.

SITE DETAILS

- 5A SQUARE POST (SHOULDER)
- 5B SQUARE POST (DOUBLE WITH HOLES)
- 72 SHAPED FENCE (ON BEHAVING V HEAVY DUTY PARKING)
- 8C HEAVY DUTY CONCRETE PAVING
- 8E REGULAR DUTY CONCRETE PAVING
- 95 ACCESSIBLE / VAN ACCESSIBLE P. STOP BAR (TYP.)
- 100 STOP BAR (TYP.)
- 10C FIRE LAKE MARKING
- 10E BUSH/CUTBACK TURN ONLY PAVEMENT
- 15E "NO PARKING FIRE LAKE" SIGN
- 17C CONCRETE FLOW LINE (V) O.C. UNIL
- 75A CONCRETE WHEEL STOP
- 75B GARY RETURN PADS AND SIGN
- 75C ASPHALT RETURN CURB
- 75D CONCRETE CURB AND GUTTER
- 75E LOWE'S ROAD SIGN
- 75F LOWE'S TRUCKING SIGN
- 75G RETURN WALL
- 75H SPECIAL FURNITURE

INITIAL DESIGN	9-25-05	LDJ	MCR
DATE	10/11/05	PRN	PM

LOWE'S HOME CENTER
ENGINEER ASSOCIATE

CEI ENGINEERS & ARCHITECTS
PLANNERS

110 W. Central Ave.
Bentonville, AR 72712

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