

# FOR LEASE

## Mexico Chiquito Restaurant Space

**1135 Skyline Drive**  
Restaurant Space Available



### Property Overview

**Location:** 1135 Skyline Dr. Conway, Arkansas  
Out front of Walmart

**Size:** 0.54 acre outparcel

**Building:** 1,400sf

**Parking:** 20 spaces

**Surrounding Business:** Walmart, Burger's Pies & Fries, David Burger's, 10 Fitness

### Demographics

**Population**

1 Mile Radius: 7,041  
3 Mile Radius: 41,590  
5 Mile Radius: 70,463

**Average Income**

1 Mile Radius: \$56,501  
3 Mile Radius: \$61,421  
5 Mile Radius: \$68,375

**Traffic Counts**

US 65/O'Bryant St 25,000 vehicles/day  
Old Morrilton Hwy 20,000 vehicles/day  
I-40/U.S. 65 34,000 vehicles/day

**For Additional Information Contact:**

Roger Cole

Office: (501) 758-7745

Cell: (501) 352-2359

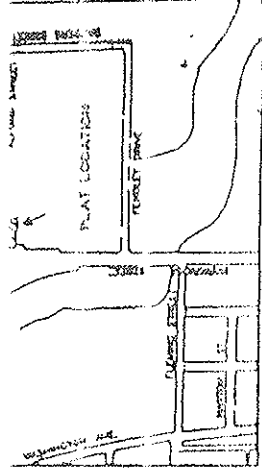
rcole@ashleygroup.net

www.ashleygroupproperties.com

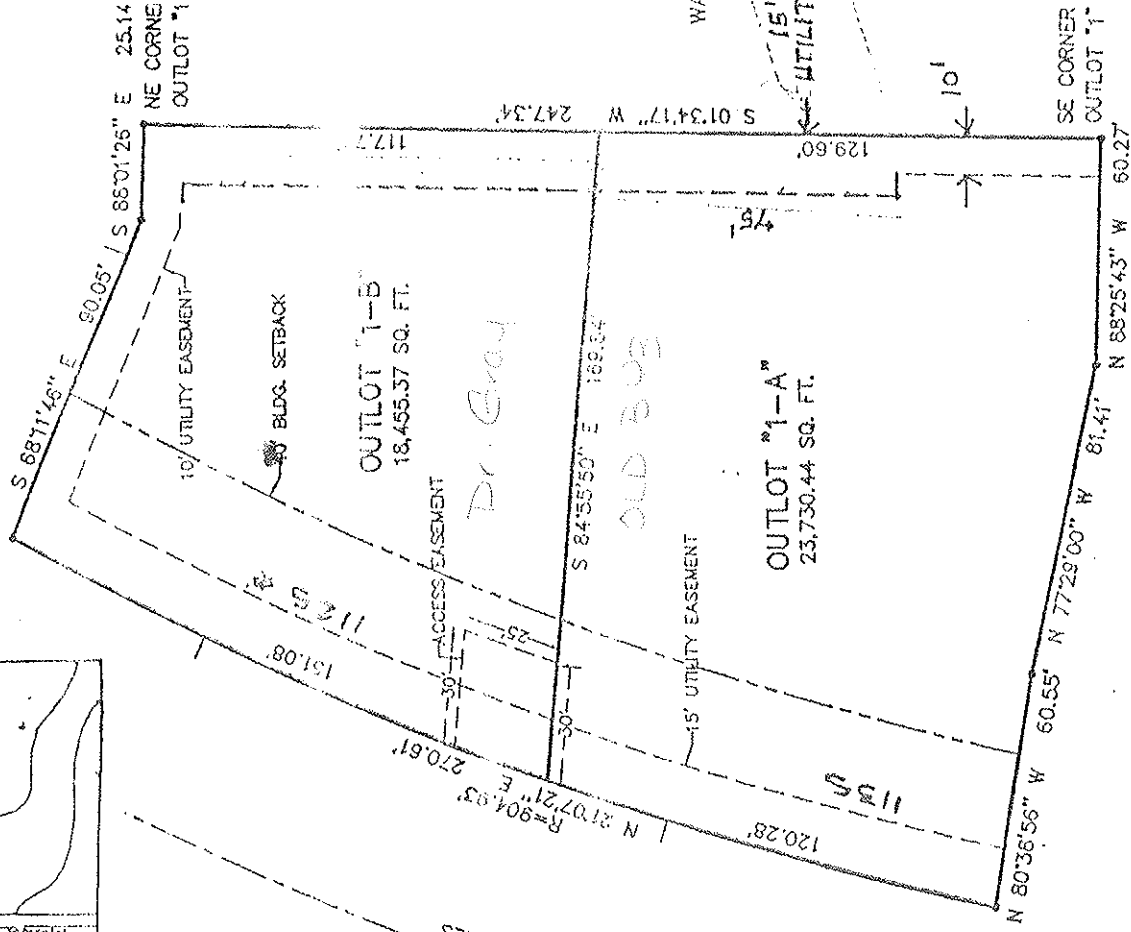


**ASHLEY COMPANY**  
COMMERCIAL REAL ESTATE

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(501) 758-7745 Business  
(501) 758-0835 Fax



MOTEL 6



CERTIFICATE OF RECORD

STATE OF ARKANSAS }  
 COUNTY OF FAULKNER } SS

I, SHARON RIMMER, Circuit Clerk and Ex-Officio Recorder with said for P. PAYLESS SHOES

state aforesaid, do hereby certify that the annexed and foregoing instrument of

was filed for record in my office on the day of

at o'clock P. M. and the same is now duly recorded, with acknowledgment

and certificate thereon in, Vol. Record Book I, Page 28

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said Court

PROPERLY

OUTLOT #1  
 WAL-MAF  
 ARKANSAS

GENERAL

1. SOURC
2. SOURC
3. CURRI