



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

MULTIFAMILY INVESTMENT OPPORTUNITY

5522 & 5524 B Street, Little Rock, Arkansas



PARK PLAZA

MIDTOWNE
LITTLE ROCK

B STREET

CONTACT US TODAY
501.376.6555 | mosestucker.com



5522-5524 B Street

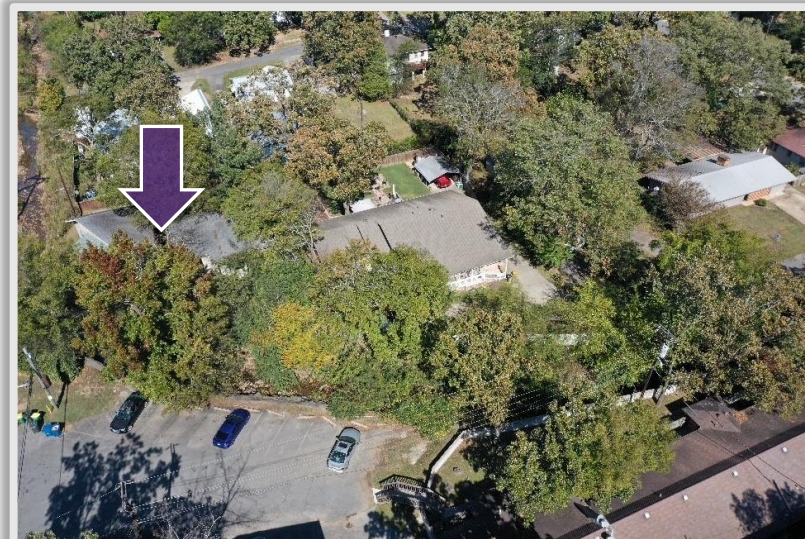
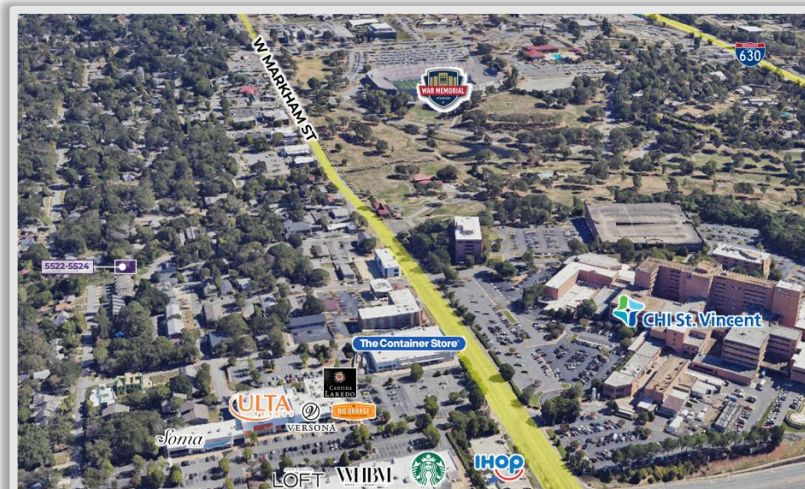
Property Understanding

OVERVIEW

Offering	For Sale
Price	\$325,000
Address	5522 & 5524 B Street
City/State	Little Rock, Arkansas 72205
Property Type	Multifamily
Building Size	3,600 SF
Lot Size	0.24 Acres
Total Units	4 Units
Unit Mix	1 Bed/1 Bath
Average Unit SF	900 SF
Year Built	1972

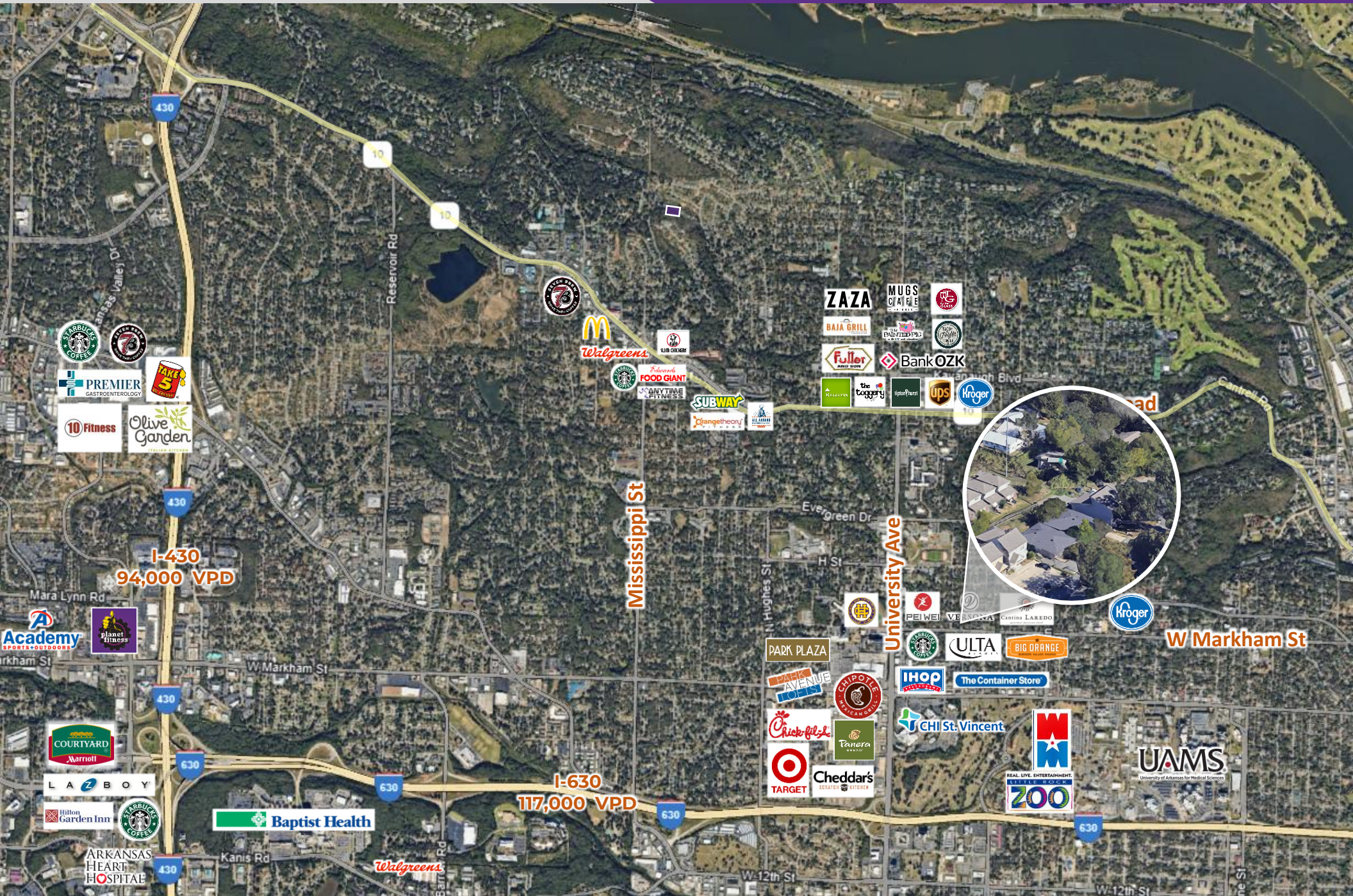
PROPERTY HIGHLIGHTS

- o Ideally located in the vibrant Midtown District, just steps from West Markham Street—one of Little Rock's primary thoroughfares (0.1 miles)
- o Minutes from the city's premier medical corridor, offering strong demand drivers for multifamily housing
- o Surrounded by top retail destinations, including Park Plaza Mall and national brands such as Ulta, The Container Store, McDonald's, Chipotle, and Dillard's
- o Excellent connectivity with quick access to I-630 (1.0 mile) and downtown Little Rock (4.8 miles)
- o A strategic location offering long-term growth potential and strong tenant appeal



LOOKING SOUTHWEST









Little Rock, Arkansas



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the “Top 10 Places For Young Professionals To Live” ([Forbes 2023](#)), a “Best Place for Business and Careers” ([Forbes 2019](#)), one of the “Best Travel-Worthy State Capitals” ([USA Today 2014](#)), and one of “America’s 10 Great Places to Live” ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard’s, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas’s tourism industry is booming, with 10 million+ visitors flocking to the region each year.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

70,495

152,394

333,420

32,038

69,346

144,667

40.2

39.7

39.8

\$96,947

\$85,580

\$92,575

4,115

8,951

13,595

**Demographic details based on property location*

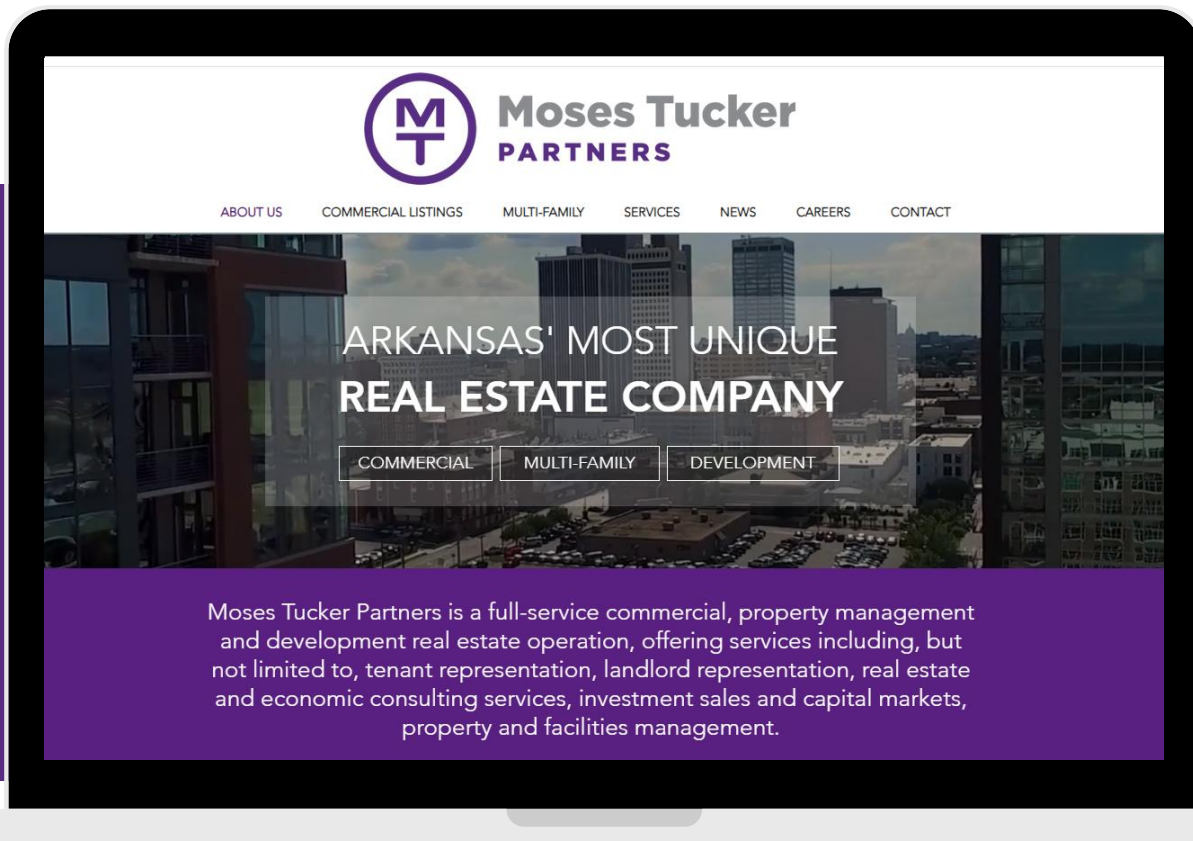
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



George Friedmann

Principal & Vice President of Development
gfriedmann@mosestucker.com

Cam Deacon

Director of Capital Markets
cdeacon@mosestucker.com

Ridge Fletcher

Brokerage Analyst
rfletcher@mosestucker.com

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