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MULTIFAMILY INVESTMENT OPPORTUNITY

5522 & 5524 B Street, Little Rock, Arkansas



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5522-5524 B Street

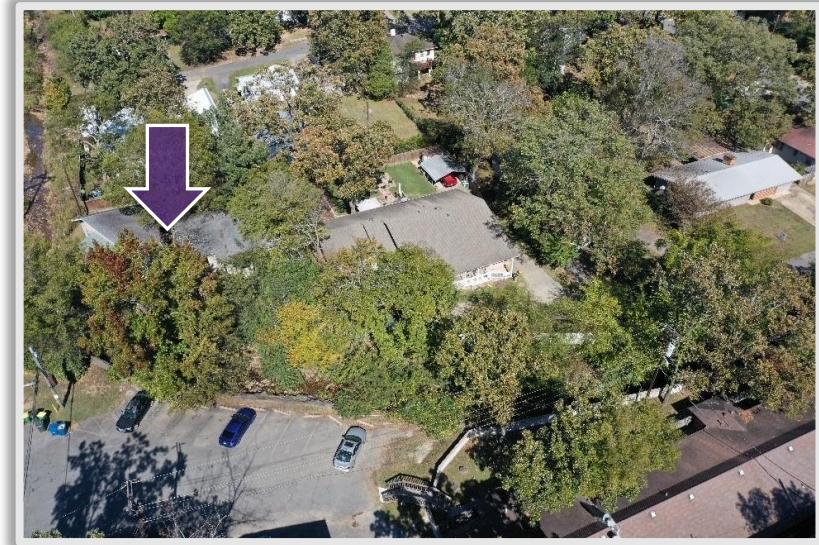
Property Understanding

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

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



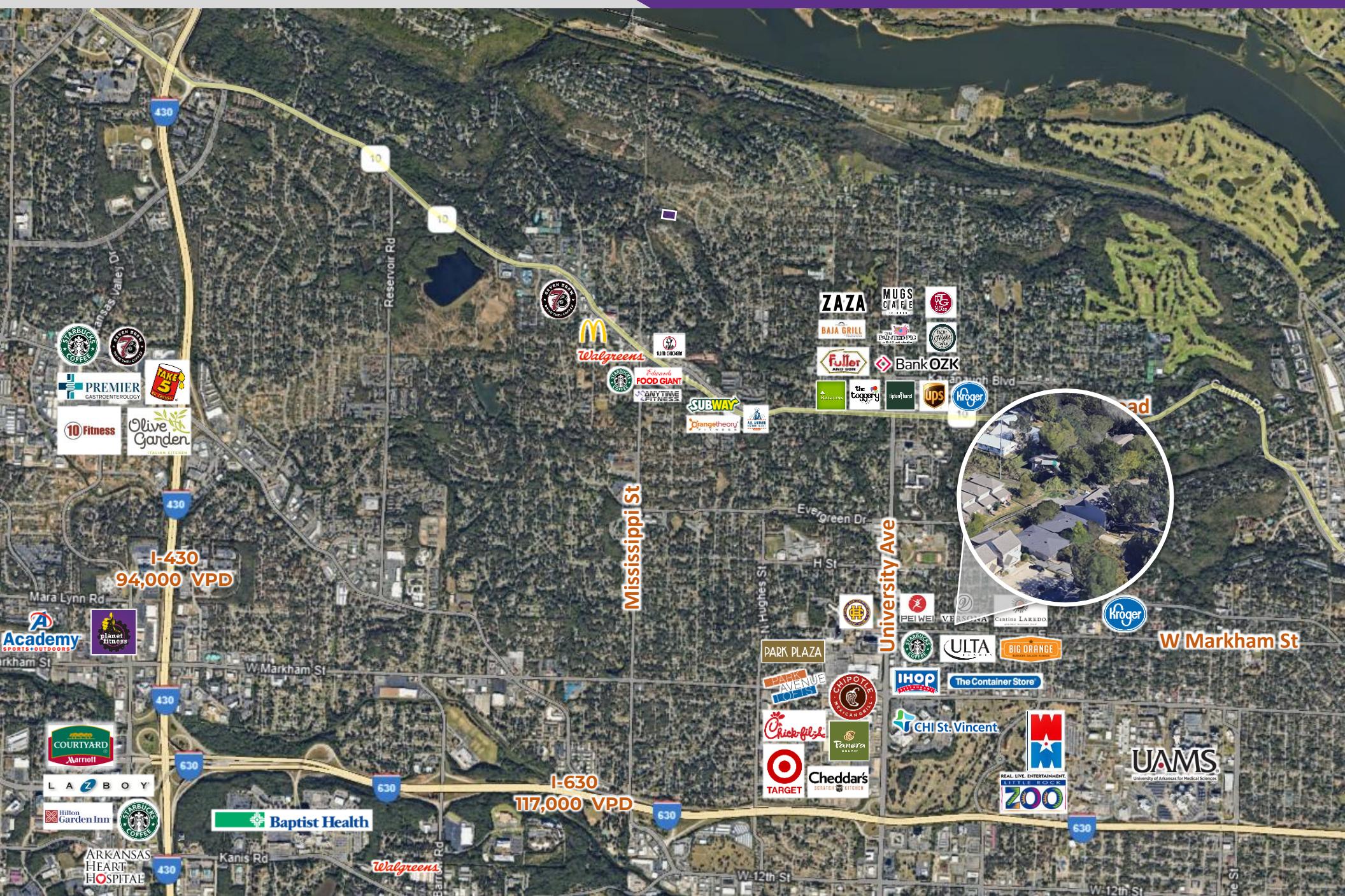


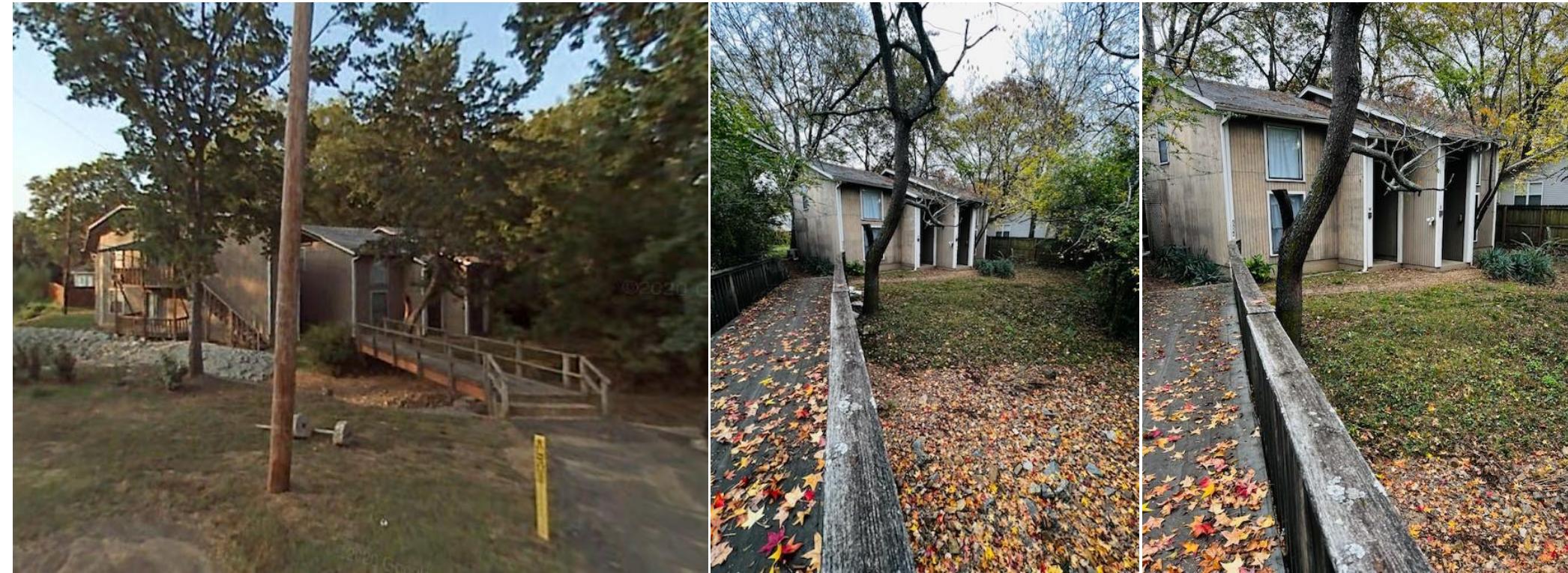
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AERIAL OVERVIEW

LOOKING SOUTHWEST









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INTERIOR PHOTOS



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

70,495	152,394	333,420
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Households

32,038	69,346	144,667
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Average Age

40.2	39.7	39.8
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Average Household Income

\$96,947	\$85,580	\$92,575
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Businesses

4,115	8,951	13,595
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*Demographic details based on property location



CONNECT

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