



FOR SALE OR LEASE

1500

Riverfront Drive

Little Rock | AR

Riverdale Office Building

Located in the desirable Riverdale submarket at the Riverfront Drive and Cedar Hill Road intersection



Colliers | Arkansas
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Building Specifications

Sale Price	Negotiable
Lease Rate	\$17.50/SF, Full Service
Building Size	+/- 52,000 SF
Minimal Divisible	26,000 SF
Lot size	2.79 AC
Year Built	1980
Floors	Two, 23,250 USF per floor
Traffic Counts	+/- 5,200 VPD on Riverfront Drive and +/- 4,000 VPD on Cedar Hill Road
Parking	203 dedicated spaces 4:1,000 RSF

ACCESS:

- Bounded by Riverfront Drive and Arkansas River Trail, Cedar Hill Road, and Brookwood Drive

BUILDING TYPE:

- Office

OCCUPANCY:

- Unoccupied

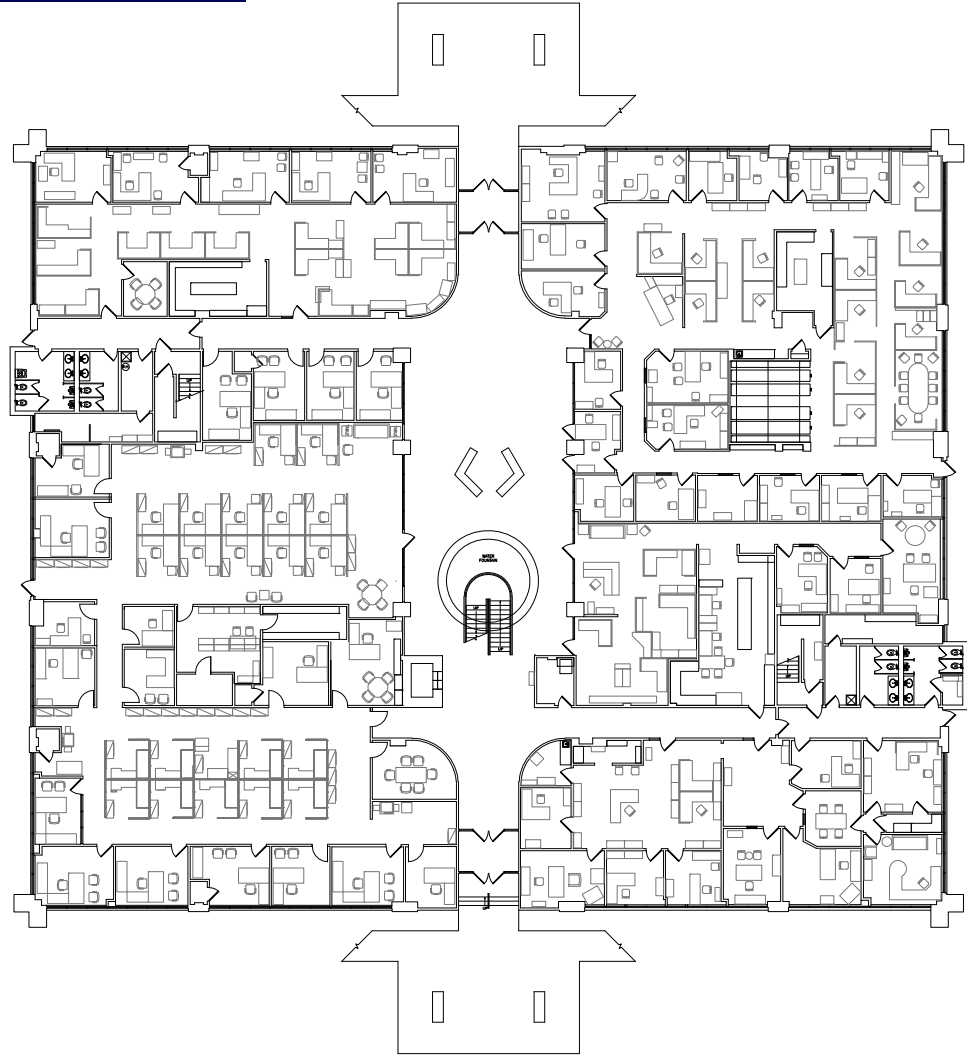
SUBMARKET:

- Riverdale is home to a plethora of local restaurants and businesses as well as plenty of outdoor activities. Rebsamen Park, Murray Park and Big Dam Bridge are all in Riverdale along the Arkansas River Trail. It's also minutes from the midtown, Heights, Hillcrest and downtown neighborhoods.

2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	7,301	67,795	136,235
Estimated Households	4,063	32,310	62,687
Estimated Avg. Household Income	\$126,764	\$87,287	\$86,584

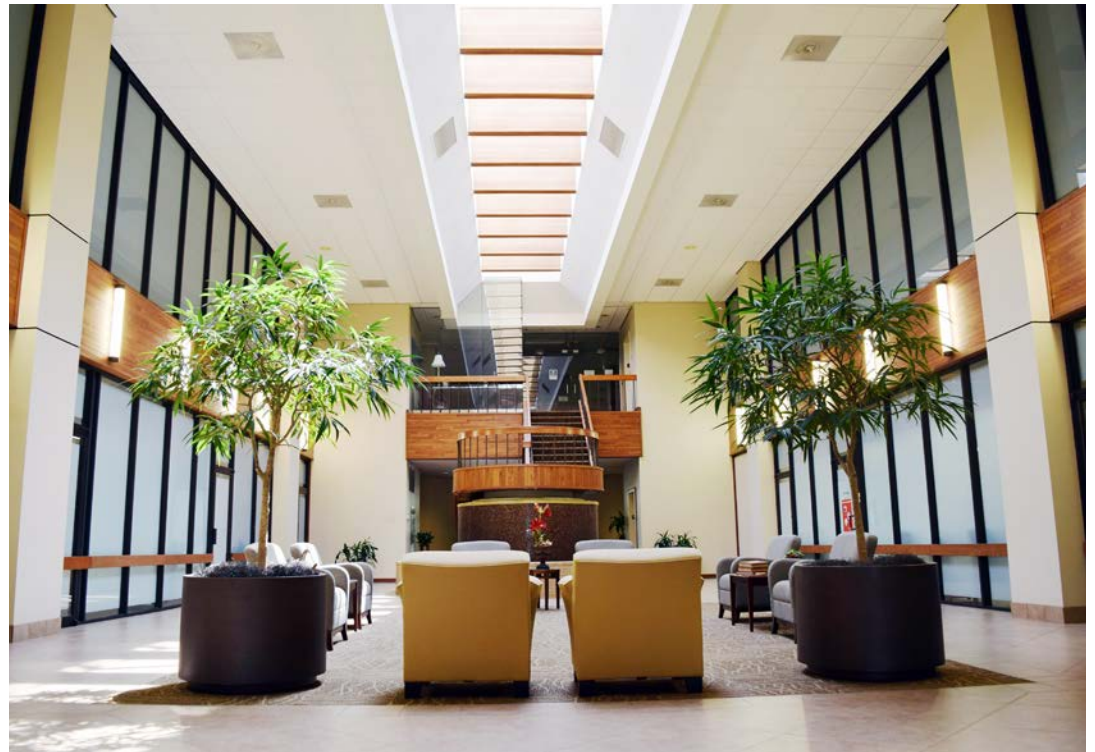
First Floor



Second Floor



Property Photos

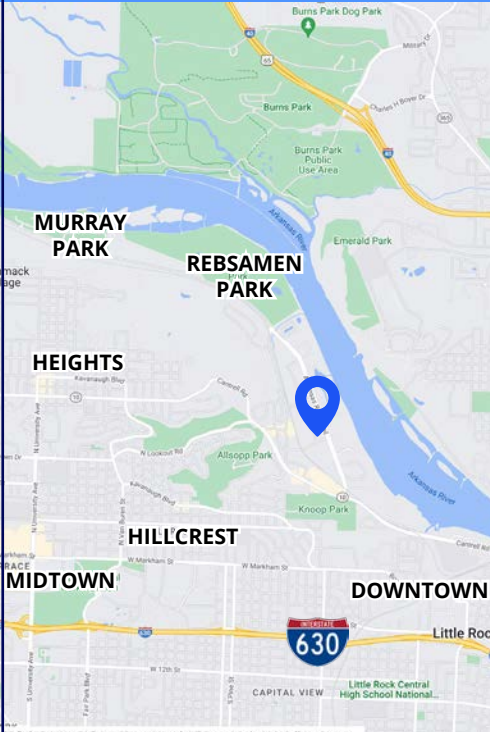




Drive times:
Downtown: 8 minutes
Hillcrest: 5 Minutes
Heights: 7 minutes
Rebsamen Park: 4 minutes
Murray Park: 6 minutes
Big Dam Bridge: 9 minutes



Lighted
Intersection



ABOUT LITTLE ROCK

OVERVIEW

Little Rock is part of the central Arkansas Metropolitan Statistical Area (MSA). The region is centrally located at the convergence of Arkansas' other geographic regions making it an important population, economic, education and political center in Arkansas and the South. The region has an estimated population of 748,031 and is served by Bill and Hillary Clinton National Airport.

Central Arkansas is home to a number of institutes of higher education. The University of Arkansas for Medical Sciences is Arkansas' premier medical school and medical research center. UA Little Rock features more than 100 undergraduate and 60 graduate degrees. Other colleges and universities include Philander Smith College, Pulaski Technical College, Arkansas Baptist College and the Clinton School of Public Service.

Some of the largest employers in the state are located in central Arkansas. Dillard's Department Stores, Stephen's Inc., Simmons Bank, Bank OZK and Arkansas Children's Hospital are all headquartered in the area. Dassault Falcon Jet Corp., Caterpillar Inc., FIS Global, Acxiom, LM Wind Power, and L'Oreal USA Products, Inc., all have large production facilities and offices in the area.

Central Arkansas is also home to some of Arkansas' best historical and cultural attractions including the Arkansas Arts Center, the William J. Clinton Presidential Center which includes the Clinton Presidential Library and the Clinton Foundation. South of Little Rock, the Toltec Mounds Archeological State Park offers a view into Arkansas' ancient history. Due to the area's unique geographical location, there are many natural attractions nearby including Pinnacle Mountain, Lake Maumelle and Holland Bottoms.

FAST FACTS

202,591 
P o p u l a t i o n

748,031
M S A P O P U L A T I O N



**Capital City
of Arkansas**

2

FORTUNE 500
companies: Dillard's
Department Stores
and Windstream

6 Colleges 

UA Little Rock, University of Arkansas
for Medical Sciences, Philander Smith
College, Arkansas Baptist College,
Pulaski Technical College, Clinton
School of Public Service

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