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# CREATIVE/PRODUCTION SPACE FOR LEASE

## 1501 S Main Street, Little Rock, AR



**CONTACT US TODAY**  
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# Property Understanding

## OVERVIEW

<b>Offering</b>	For Lease
<b>Address</b>	1501 S Main Street, Little Rock, AR 72202
<b>Property Type</b>	Retail/Office
<b>Lease Rate</b>	Contact Agent
<b>Lease Type</b>	Modified Gross
<b>Available SF</b>	±2,420 SF
<b>Building Size</b>	±21,800 SF
<b>Lot Size</b>	±0.96 Acres

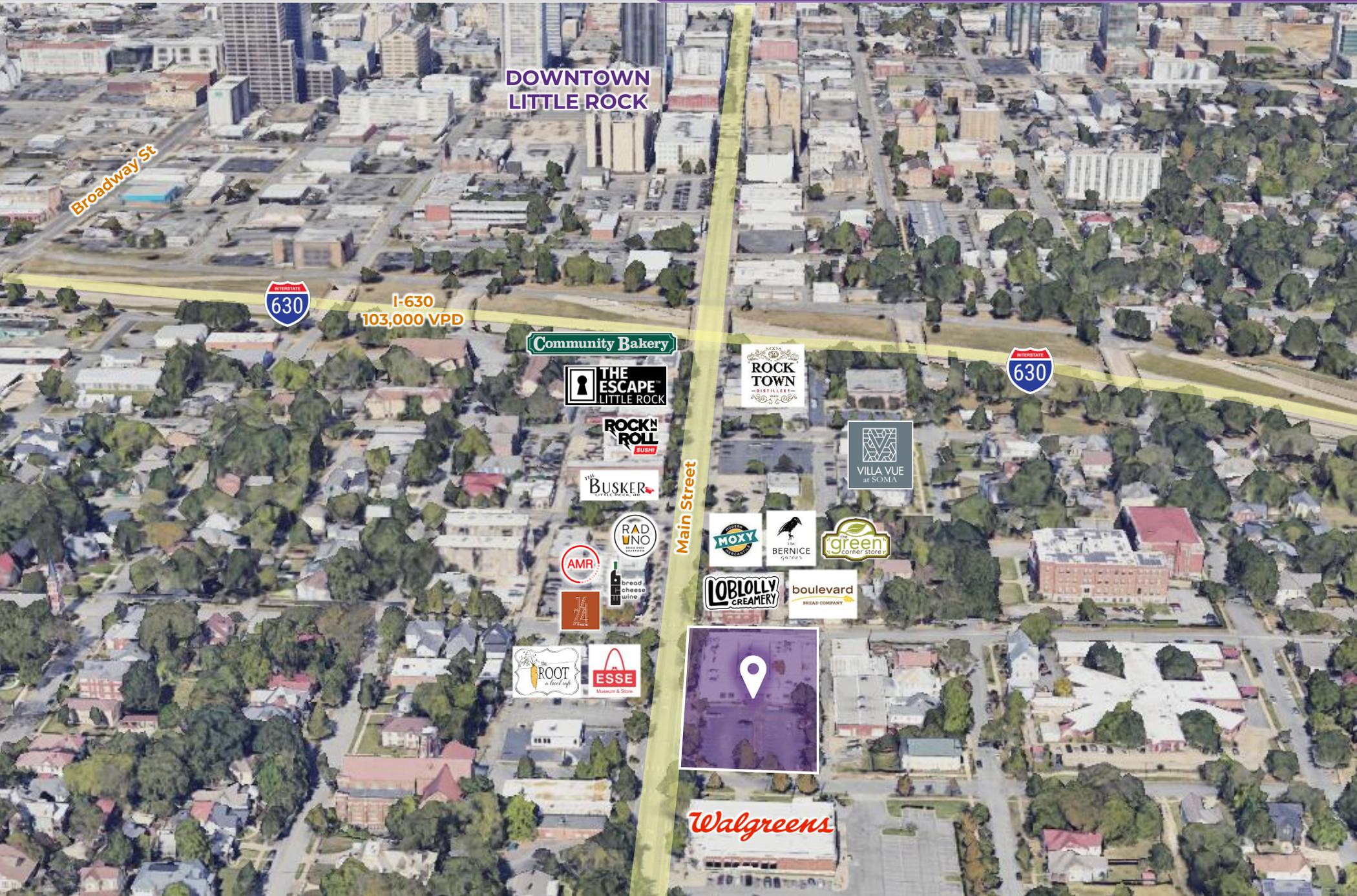
## PROPERTY HIGHLIGHTS

- Recently renovated building in the heart of the SoMa District
- Creative office and studio space available
- Tall ceilings and windows with natural light
- Ample on-site parking

This property is located in the heart of the SoMa District, a thriving, walkable and family-friendly neighborhood just south of I-630 and downtown Little Rock. SoMa consists of many popular local restaurants, shopping, museums, parks and an array of historic homes and apartments. A grocery store, pharmacy and post office are within 3 blocks of the property.







**DOWNTOWN  
LITTLE ROCK**

*Broadway St*

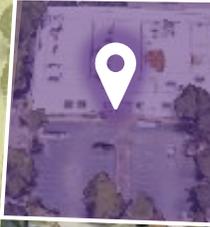


**I-630  
103,000 VPD**

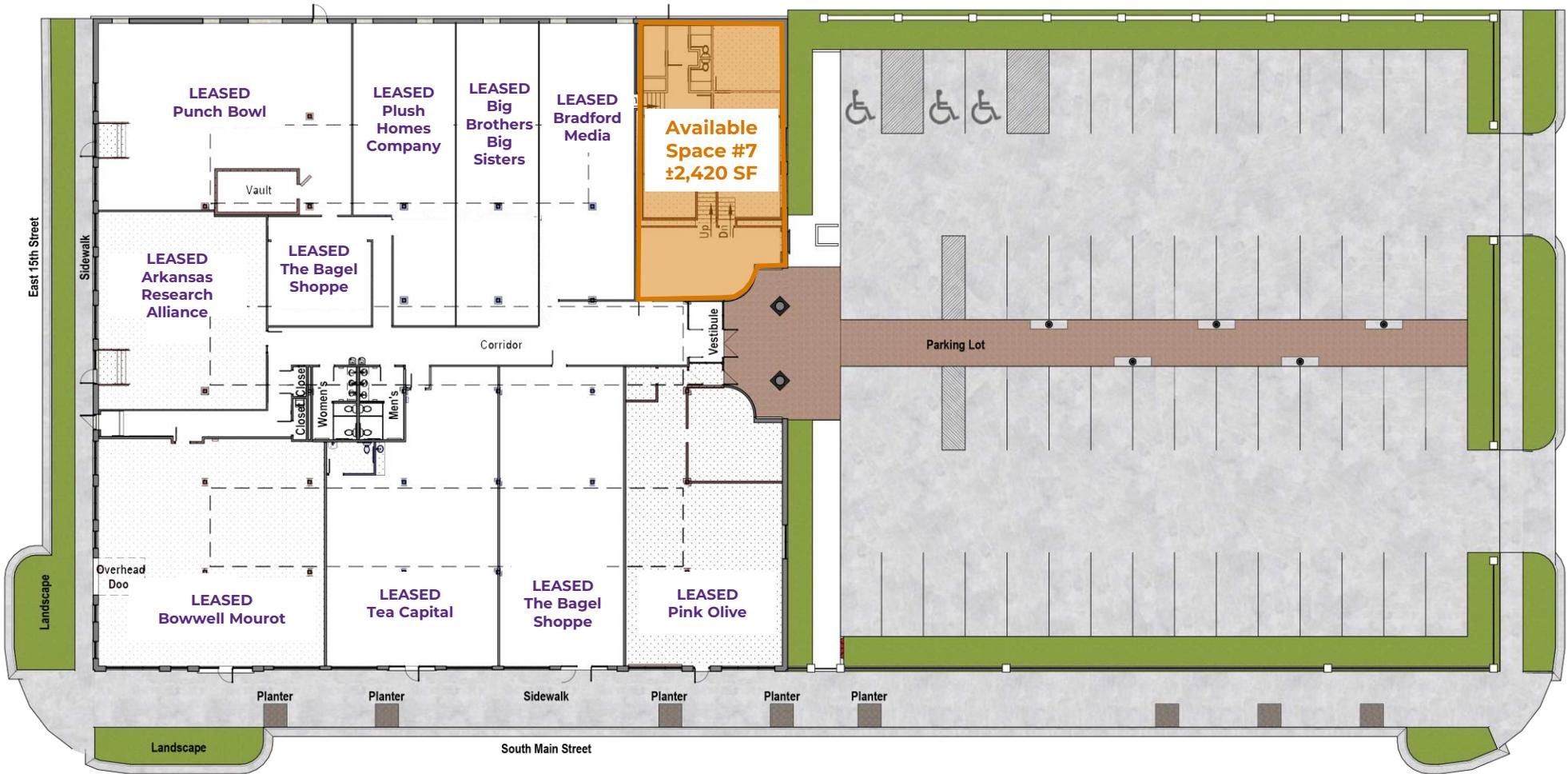
**Community Bakery**



*Main Street*



*Walgreens*



Site Plan

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Available Space #7	±2,420 SF	MG	Contact Agent

## Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city 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.

The Central Arkansas region experienced a significant growth in population 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. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.” 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](#)).

SoMa, specifically, is an eclectic neighborhood and one of the most popular in Little Rock – it is known for its diverse blend of businesses, historic homes, revitalized apartments and new construction. Located adjacent to Downtown Little Rock, SoMa offers convenient proximity to many historic Little Rock sites, such as Central High School, Mt. Holly Cemetery, Mosaic Templars Cultural Center, the Clinton Presidential Library, and more. SoMa is a Main Street America Accredited Program by the National Main Street Center and Main Street Arkansas, and it was named a “next great neighborhood” by [Southern Living](#) Magazine.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	30,819	77,332	278,178
<b>Households</b>	12,166	29,889	116,896
<b>Average Age</b>	37.0	36.9	39.3
<b>Average Household Income</b>	\$64,270	\$65,287	\$83,857
<b>Businesses</b>	620	1,599	10,531

*\*Demographic details based on property location*

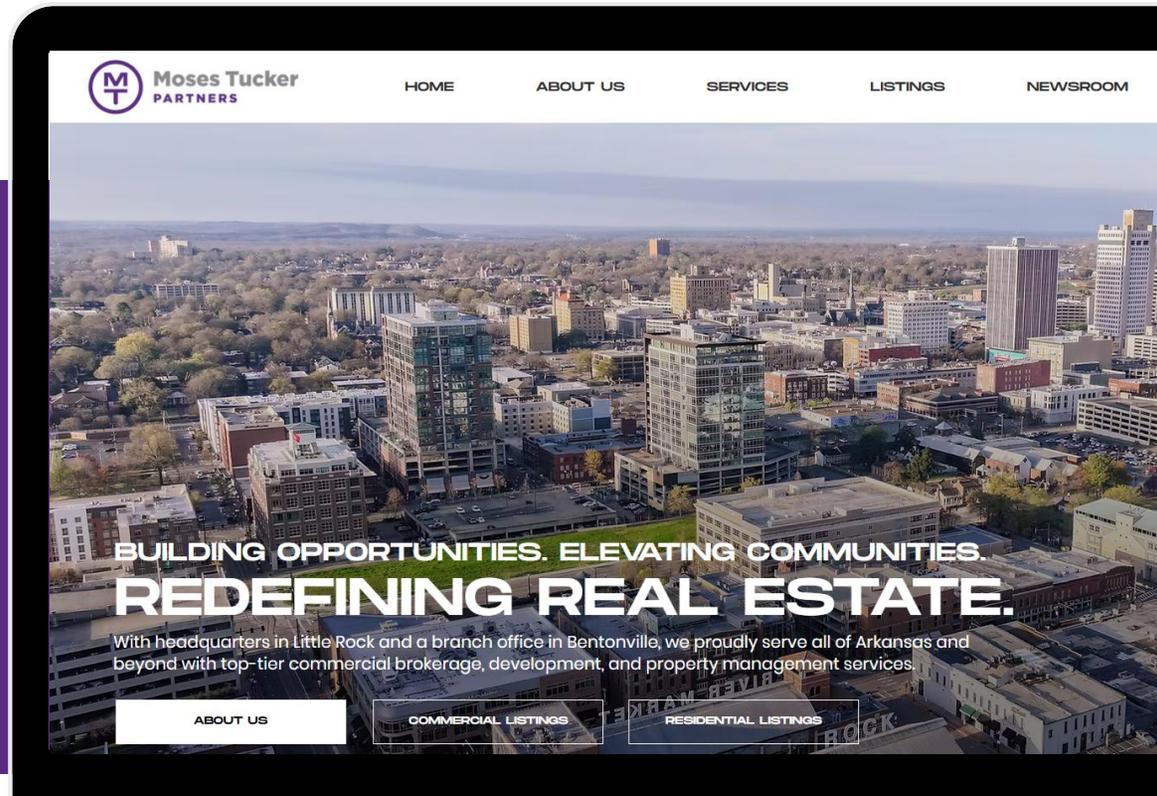
# CONNECT

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