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ARGENTA RESTAURANT FOR SALE OR LEASE

521 Main Street, North Little Rock, AR



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Property Understanding

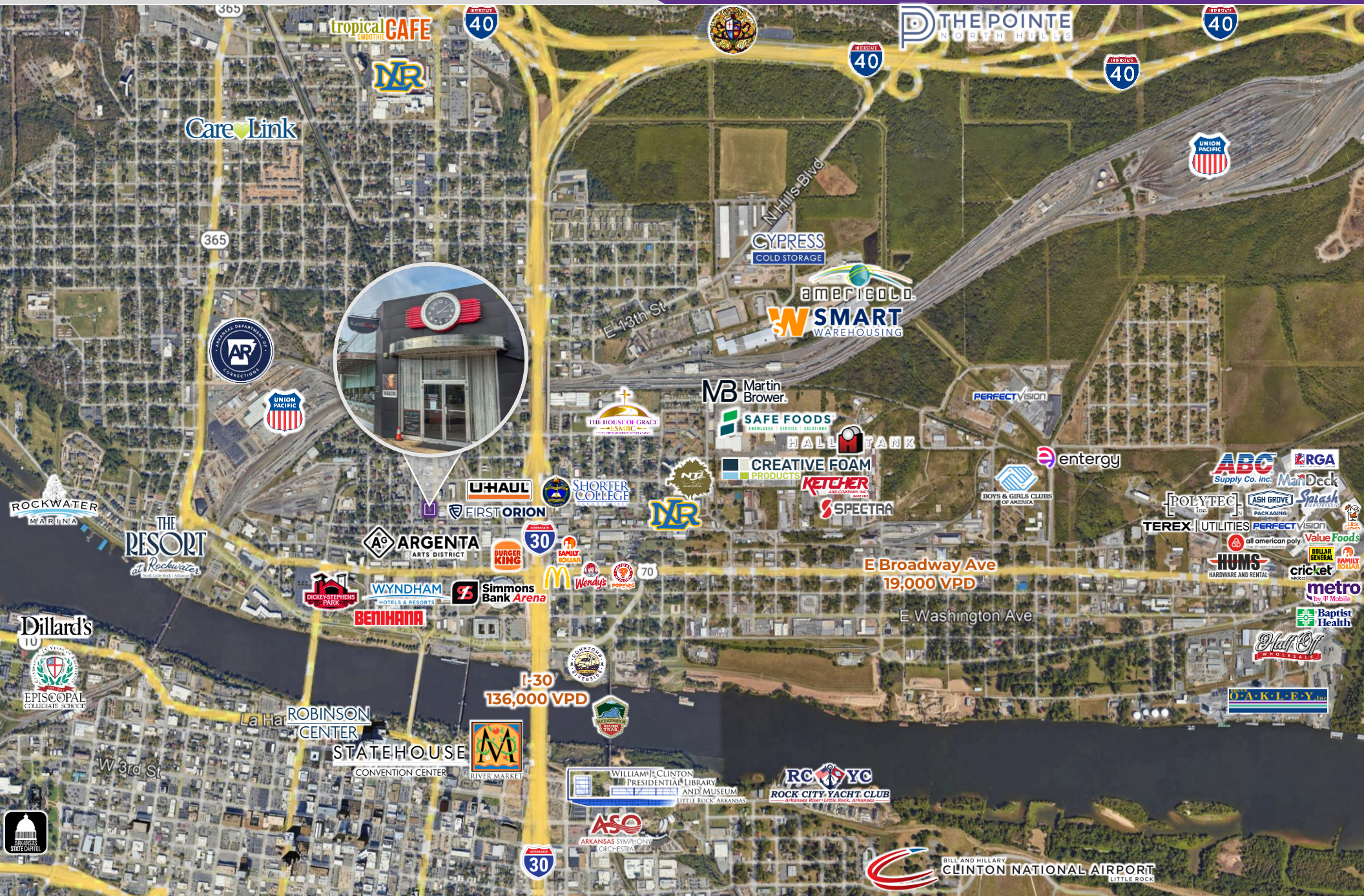
OVERVIEW

Offering	For Sale or Lease
Sale Price	\$1,450,000
Lease Rate/Type	\$19.00/SF NNN
Address	521 Main St, North Little Rock, AR 72114
Property Type	Restaurant/Retail
Building & Lot Size	±5,440 SF ±0.30 Acres
Year Built/Renovated	1943/2009
Parking	9 On-Site Surface Spaces
Zoning	C-6
Frontage & Traffic Count	Main Street – ±65 feet (1 curb cut) 11,000 VPD

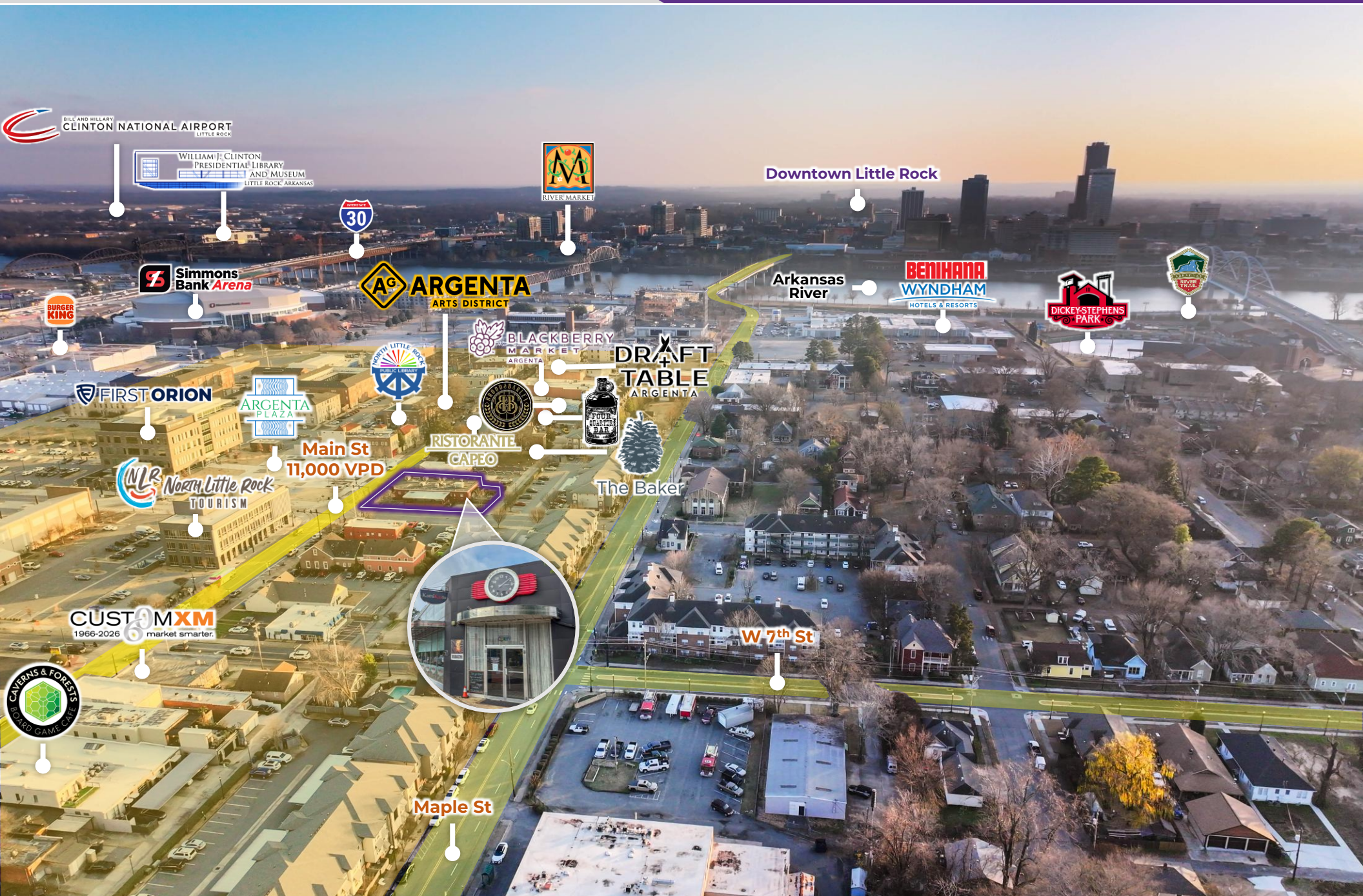
PROPERTY HIGHLIGHTS

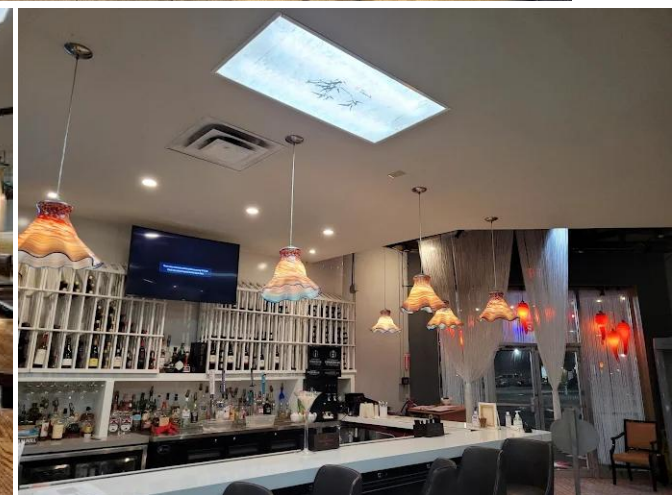
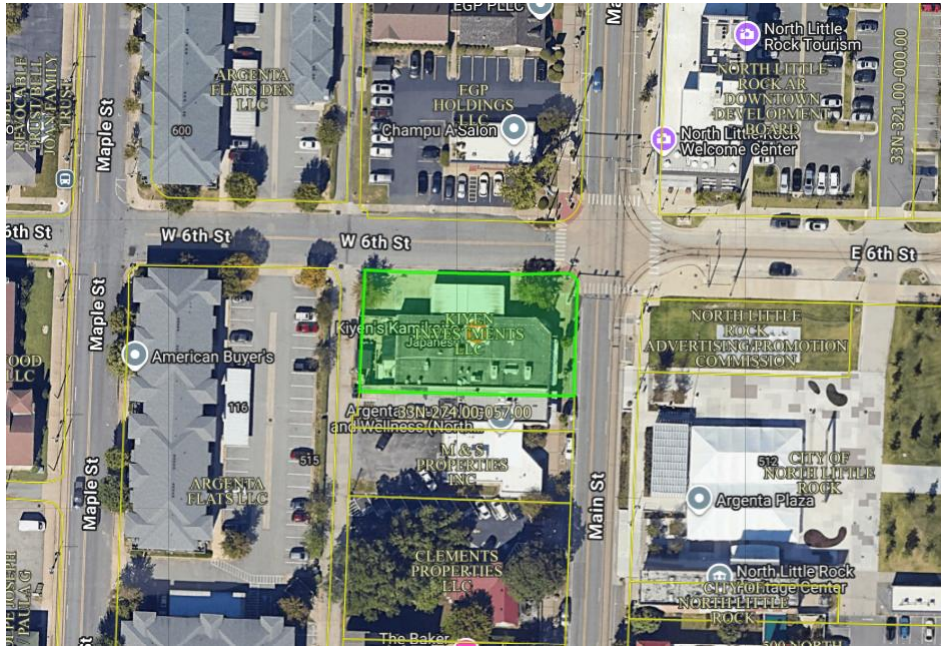
- **Second Generation Restaurant Opportunity** featuring an existing build-out, new patio, and rare on-site parking—an exceptional combination in an urban entertainment district
- **Prime Argenta Arts District Location**, positioned directly across from Argenta Plaza, the neighborhood's central gathering space hosting year-round festivals, concerts, galas, and community events
- **Located Within a Tight-Vacancy Submarket**, where limited restaurant inventory and strong demand create favorable supply-demand dynamics
- **Walkable, High-Traffic Entertainment Corridor** attracting both locals and tourists and supporting premium pricing for food, beverage, and experiential concepts
- **Surrounded by Dense Residential and Retail** with strong evening and weekend demand driven by nearby apartments, condominiums, offices, and destination venues
- **Significant Public & Private Investment Momentum**, with approximately \$80 million in economic development projects planned through 2028 in the Argenta Arts District











North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas, and is a core component of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area, which Forbes has recognized among the nation's top places for young professionals. Home to more than 64,400 residents, North Little Rock is the seventh-largest city in Arkansas and offers a diverse mix of retail, office, industrial, and residential development anchored by strong regional connectivity and a growing tourism economy.

A defining feature of North Little Rock is the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods, now undergoing a major transformation. Approximately \$80 million in public and private investment is planned or underway through 2028, elevating Argenta into a premier urban entertainment, hospitality, and cultural destination. Key projects include a five-story, 96-room Aloft Hotel with a nearly 6,300-square-foot event venue, a new location for Willy D's Rock & Roll Piano Bar along the pedestrian promenade, a \$3 million public art installation in Argenta Plaza, a \$14 million, 31,000-square-foot conference center at the Main Street Bridge, and a \$30 million Tempo by Hilton with a rooftop bar slated to open in 2027.

These investments build upon North Little Rock's established entertainment anchors, including the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers, the Double-A affiliate of the Seattle Mariners.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

50,804

117,527

298,591

24,866

53,676

130,200

40.5

40.6

39.9

\$79,667

\$85,275

\$87,891

3,484

6,621

12,755

**Demographic details based on property location*

Argenta Arts District

Founded as an independent town in 1866, Argenta was the first location to connect Memphis and the Little Rock area by railroad. Eventually incorporated into the city of North Little Rock, the Argenta Arts District is now one of North Little Rock's oldest and most eclectic neighborhoods.

The buildings are more than a century old, but the lifestyle is cutting-edge. Residents flock to the community for its beauty and friendly atmosphere, and for the endless assortment of entertainment activities – ranging from art galleries and theaters to outdoor trails and delicious local dining options.

Residents and visitors enjoy the neighborhood's monthly art walks, and the assortment of music and food festivals held throughout the year. The Argenta Plaza, the neighborhood's showstopper, is a \$5.36-million community space with a "front porch" area with modern swings; a stage with 40-foot video projection wall; a water wall; fountains and a "backyard" area with trees. The plaza has been the catalyst for more than \$50 million in economic development in downtown North Little Rock.



The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.



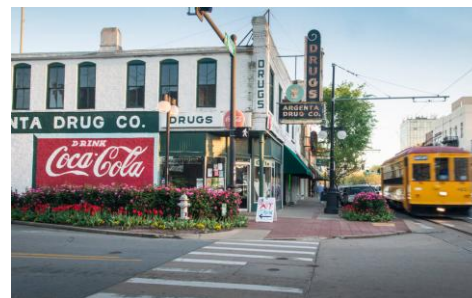
The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



Nestled along the Arkansas River, Simmons Bank Arena stands as a dynamic entertainment destination with a seating capacity of 18,000 and 28,000 square feet of versatile meeting and conference space.



Dickey-Stephens Park is a premier, 7,300-seat baseball facility, proudly serving as the home for the Arkansas Travelers, the AA affiliate of the Seattle Mariners.



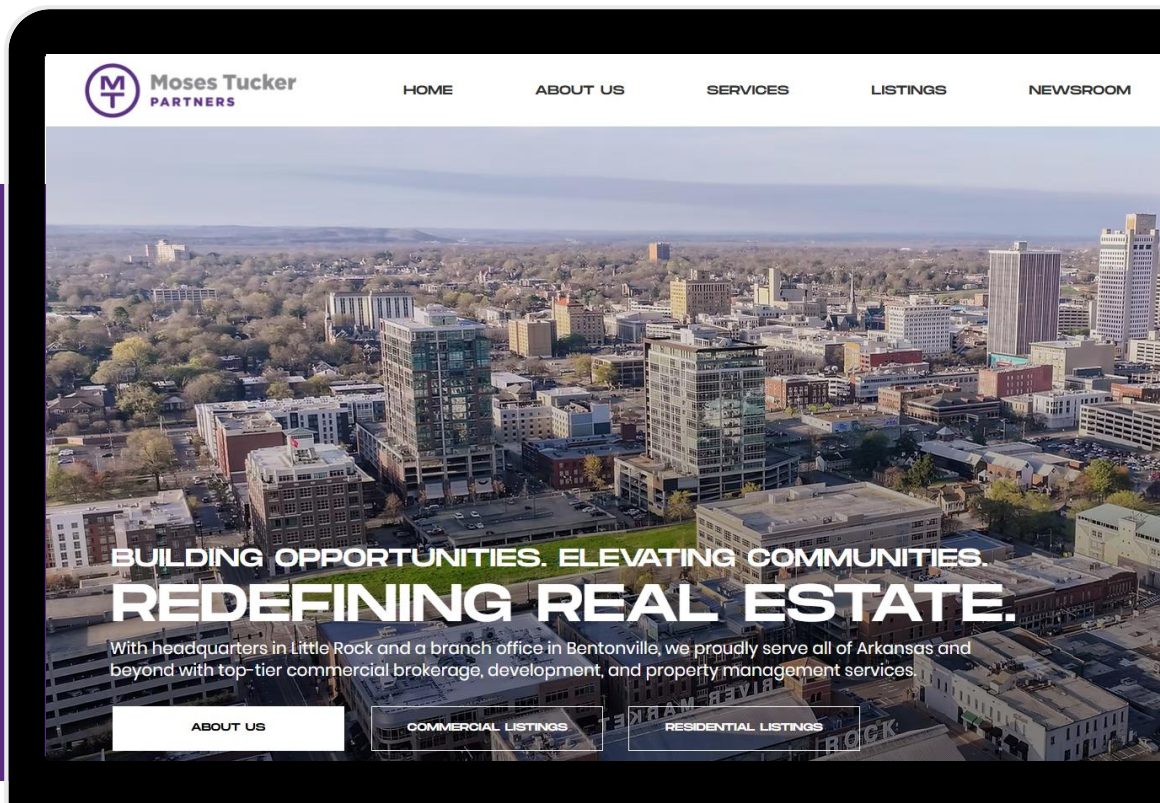
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