



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

RETAIL/RESTAURANT SPACE FOR LEASE

221 W 2nd St, Suite 100B & 100C, Little Rock, AR



Suite 100B & 100C
±2,190 SF

CONTACT US TODAY
501.376.6555 | mosestucker.com



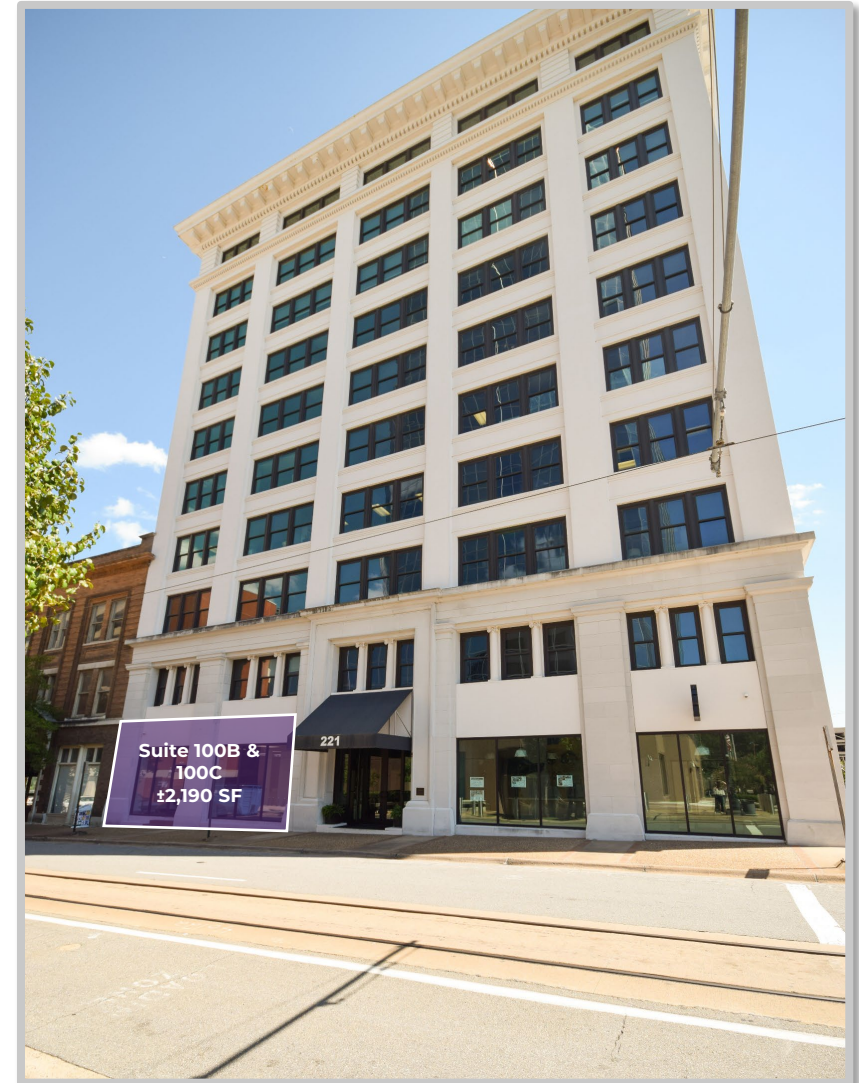
Property Understanding

OVERVIEW

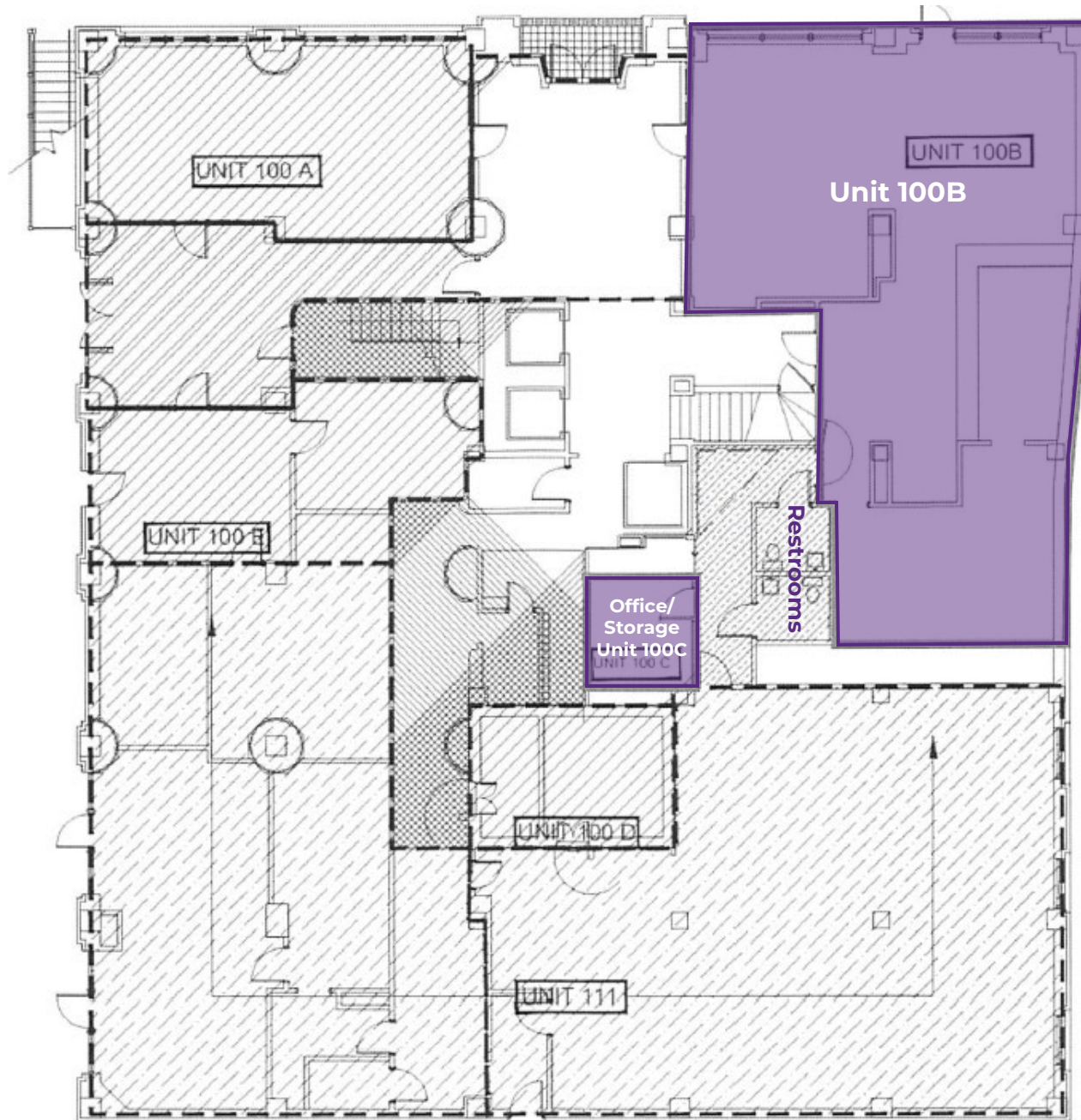
Offering	For Lease
Address	221 W 2 nd St, Suite 100B & 100C, Little Rock, AR 72201
Property Type	Retail/Restaurant
Lease Rate	\$4,400 per month
Lease Type	NNN
Available SF	±2,190 SF
Building Size	±81,102 SF
Year Built	1907
Zoning	UU – Urban Use

PROPERTY HIGHLIGHTS

- Ground floor 2nd Generation restaurant space located in the 10-story Pyramid Building in Downtown Little Rock
- New vent-a-hood installed in 2020 and shared grease trap on site
- Updated LED lighting recently installed
- Small office/storage room
- Conveniently located at 2nd Street & Center Street across from the Stephens Building in the heart of the Central Business District
- Ideal location near the county courthouses, hotels, restaurants and the River Market District









Little Rock, AR



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*

	3 MILES	5 MILES	10 MILES
Population	46,880	115,140	299,020
Households	22,419	52,617	130,614
Average Age	40.7	40.2	39.7
Average Household Income	\$77,218	\$82,218	\$85,919
Businesses	3,906	6,650	13,002

**Demographic details based on property location*

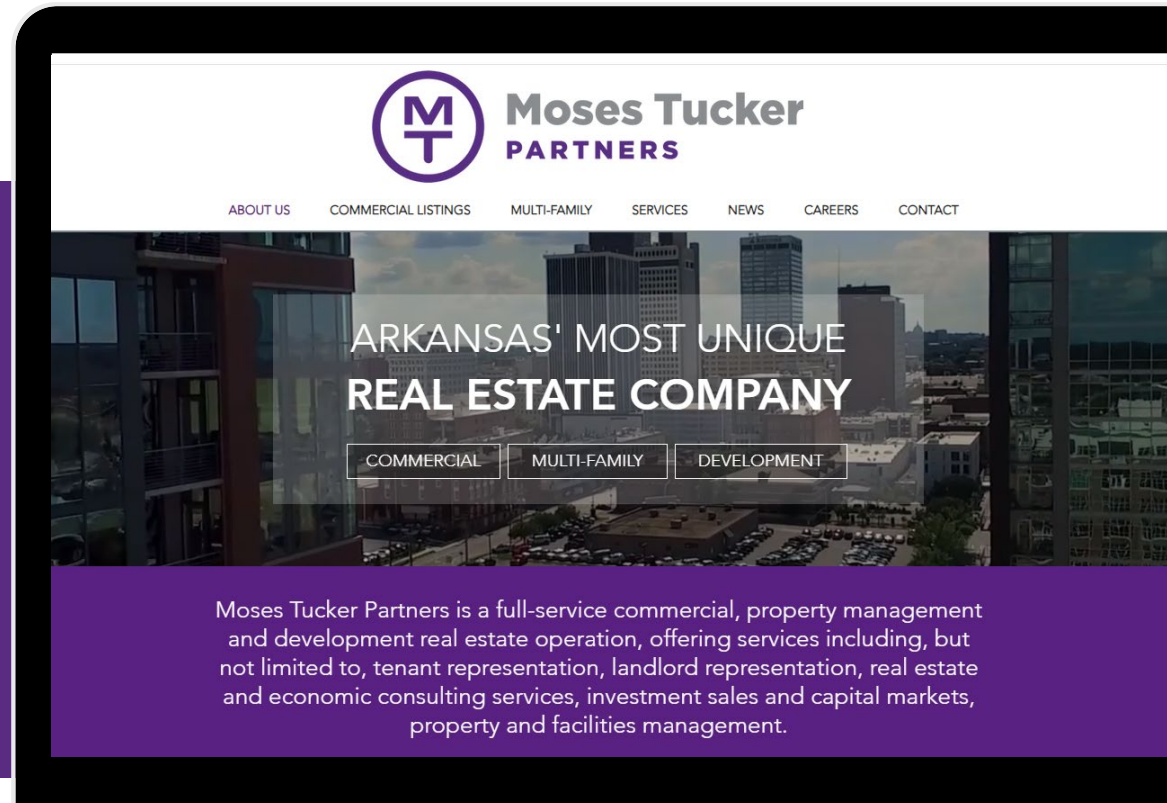
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

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



Matt Beachboard
Brokerage Director
mbeachboard@mosestucker.com

Sarah Burkhead
Brokerage Coordinator
sburkhead@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.