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100% OCCUPIED MULTIFAMILY PROPERTY FOR SALE

1305 Cumberland Street, Little Rock, AR



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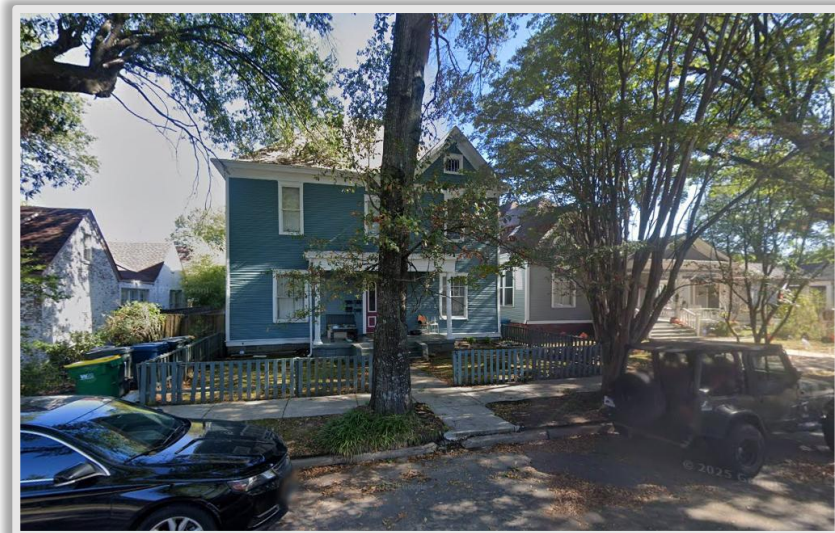
Property Understanding

OVERVIEW

Offering & Price	For Sale \$375,000
Address	1305 Cumberland St, Little Rock, AR 72206
Property Type	Multifamily
Building & Lot Size	±3,392 SF ±0.16 Acres
Total Units & Unit Mix	4 Total Units (2 – 650 SF; 2 – 695 SF)
Occupancy	100%
Year Built	1900
Zoning	R-4
Parking	4 Spaces

PROPERTY HIGHLIGHTS

- Emerging Pettaway / SoMa Location: Situated in the up-and-coming Pettaway neighborhood, just two blocks from the vibrant SoMa District (South Main), named a “Next Great Neighborhood” by Southern Living for its charm, culture, and walkability.
- Unmatched Walkability: Steps from Community Bakery, Raduno Brick Oven & Barroom, Loblolly Creamery, South Main Market, local breweries, boutique retail, parks, bike trails, and recurring neighborhood festivals.
- Historic South Main Corridor: Positioned along the iconic South Main Street corridor in one of downtown Little Rock’s most architecturally rich and culturally active districts.
- Exceptional Connectivity: Less than one mile from the I-630/I-30 interchange with convenient access to downtown, major employment centers, medical campuses, and the Arkansas Museum of Fine Arts.
- Attractive Unit Features: All units feature hardwood floors and tall ceilings; two units include granite countertops. Central HVAC and stackable washer/dryer in each unit.
- Investor Highlights: Tenants pay electric; landlord covers water and trash. Rent roll available with NDA. Property qualifies for Historic Tax Credits.







Arkansas River

Downtown North Little Rock

Downtown Little Rock



A **MFA** Arkansas Museum
of Fine Arts

SoMa Entertainment
District



110,000 VPD



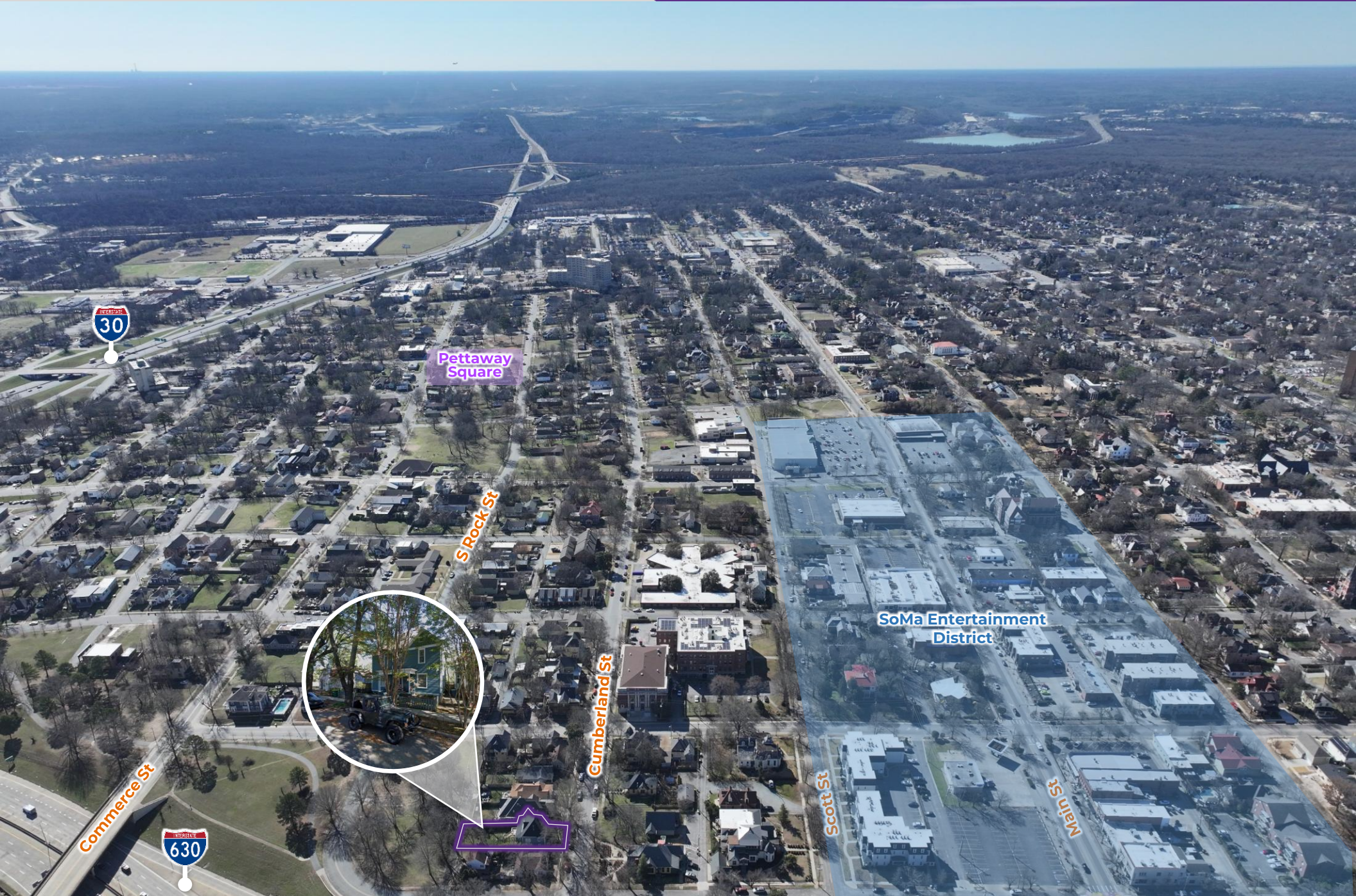
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Commerce St

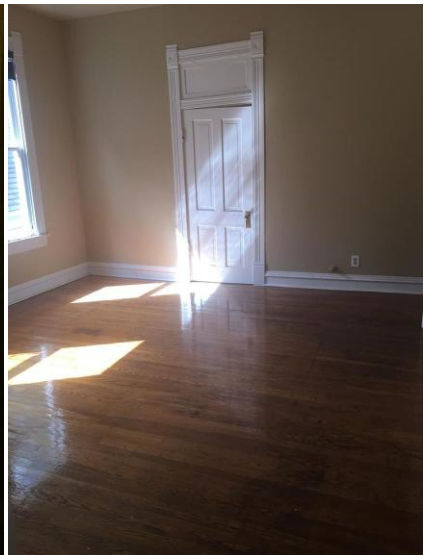
Cumberland St

S Rock St

E 15th St







Little Rock, Arkansas



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 access to many historic sites, including Central High School, Mt. Holly Cemetery, the 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
Population	30,819	77,332	278,178
Households	12,166	29,889	116,896
Average Age	37.0	36.9	39.3
Average Household Income	\$64,270	\$65,287	\$83,857
Businesses	620	1,599	10,531

**Demographic details based on property location*

SoMa – Southside Main Street

Southside Main Street (SoMa) is a historic district in Little Rock located south of Interstate 630 and the downtown core. The area has undergone significant revitalization and is now a thriving, walkable, family-friendly destination in the city.

Named a **“Next Great Neighborhood”** by **Southern Living**, SoMa is home to unique restaurants and shops and The Bernice Garden, a community gathering spot and sculpture garden featuring works by Arkansas artists. Residents flock to the neighborhood to dine at farm-to-table eateries like The Root Cafe, Loblolly Creamery, and Community Bakery.

Attractions like Rock Town Distillery, Arkansas’ award-winning distillery, have relocated to SoMa, and new businesses are steadily moving in. SoMa is a little fun, a little funky, and a lot of charm. There's a weekly farmers' market, a monthly vintage market, and special events and festivals.

Popular annual community events include the SoMardi Gras Parade and the Arkansas Cornbread Festival, which attract large crowds each year. Also in the district is the ESSE Purse Museum, the only purse museum in the U.S. and one of only three worldwide.



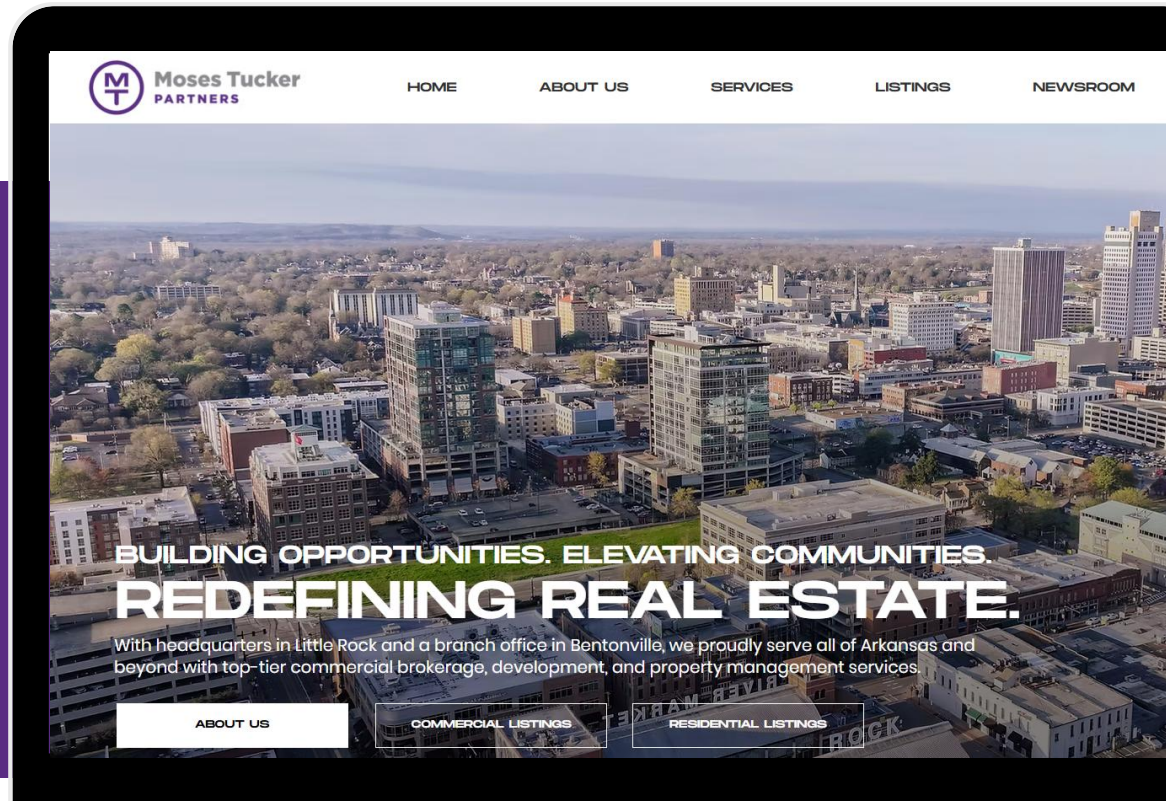
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