



colliers.com/arkansas

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  
1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161

Casi Runnells, CCIM, RPA  
+1 501 850 0713  
casi.runnells@colliers.com

Kevin Huchingson, CRE, CCIM, SIOR  
+1 501 850 0708  
kevin.huchingson@colliers.com



### 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

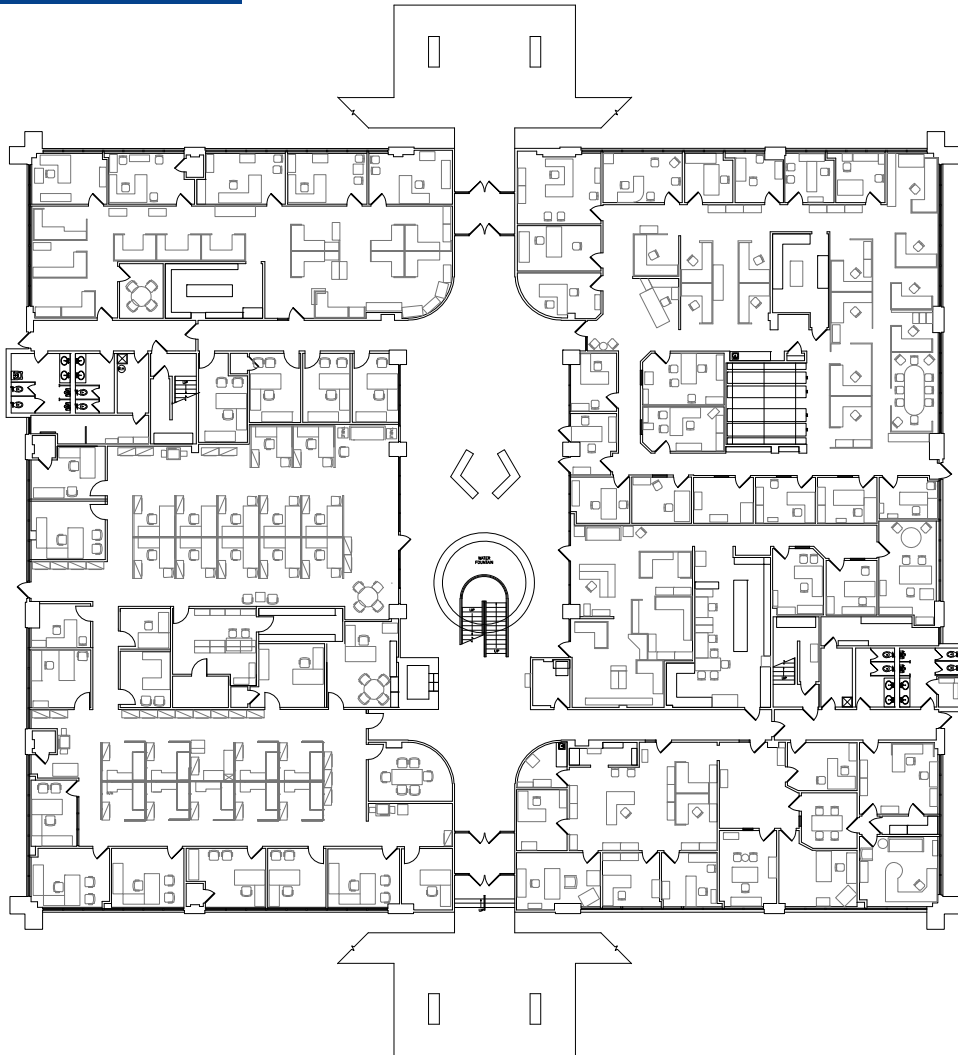
#### SUBMARKET:

- 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.

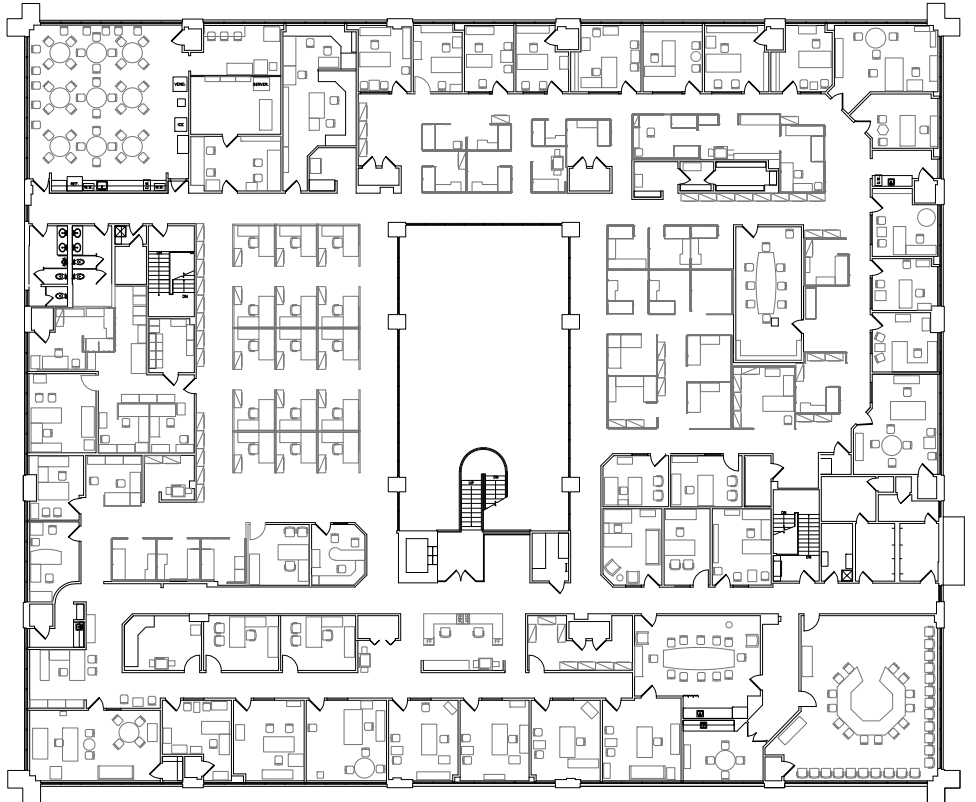
#### 2023 DEMOGRAPHICS

	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

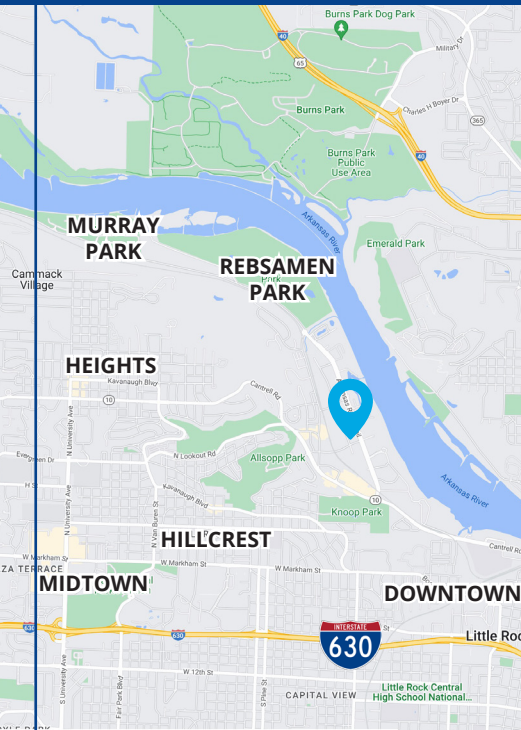




Drive times:  
Downtown: 8 minutes  
Hillcrest: 5 Minutes  
Heights: 7 minutes  
Rebsamen Park: 4 minutes  
Murray Park: 6 minutes  
Big Dam Bridge: 9 minutes



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

FOR SALE OR LEASE 1500 Riverfront Drive // Little Rock // Arkansas

[colliers.com/arkansas](http://colliers.com/arkansas)



**Casi Runnells, CCIM, RPA**  
+1 501 850 0713  
[casi.runnells@colliers.com](mailto:casi.runnells@colliers.com)

**Kevin Huchingson, CRE, CCIM, SIOR**  
+1 501 850 0708  
[kevin.huchingson@colliers.com](mailto:kevin.huchingson@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

Colliers | Arkansas  
1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161

