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# MIXED-USE BUILDING FOR SALE

## 417 – 419 Main Street, North Little Rock, AR



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale
<b>Address</b>	417-419 Main Street
<b>City/State</b>	North Little Rock, AR 72114
<b>Property Type</b>	Retail/Office/Apartment
<b>Sale Price</b>	\$1,310,000
<b>Building Size</b>	±8,550 SF
<b>Year Built/Renovated</b>	1895/2024
<b>Lot Size</b>	±0.14 Acres
<b>Stories</b>	2

### PROPERTY HIGHLIGHTS

- The property is located in the heart of North Little Rock's Argenta Arts District, a historic district with restaurants, retail shops, art, theatres, outdoor venues, and residential spaces all in a walkable eclectic neighborhood
- Over \$100,000 in renovations have been completed throughout the building: new roof, new rooftop deck (apartment), exterior and interior paint (2nd floor), new carpet (office), and re-finished hardwoods (apartment)
- Within a few blocks of Simmons Bank Arena, Dickey Stephens Park, Argenta Community Theater, Argenta Branch Library, Argenta Innovation Center and the Arkansas River Trail
- Free public parking along Main Street and on nearby cross streets – additional surface parking is available within the surrounding blocks

### RENT ROLL

Suite	Type	Status	Size (SF)
Personal Hair Designs	Retail	Leased	2,050 SF
Vacant Places Sneakers & Streetwear	Retail	Leased	1,650 SF
2 <sup>nd</sup> Floor	Office	Leased	1,500 SF
2 <sup>nd</sup> Floor	Apartment	Leased	2,585 SF
<b>4 spaces</b>	<b>100% occupied</b>		<b>7,785 SF</b>







**ARGENTA ARTS DISTRICT**



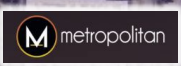
**I-30**  
109,000 VPD



**E Broadway St** 18,000 VPD



**Main St**



**Broadway Bridge**

**Main Street Bridge**







## 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. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office, and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to more than 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

Notable entertainment destinations are a significant tourism draw in North Little Rock, specifically the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers baseball team, the AA affiliate of the Seattle Mariners. Economic development is flourishing in the city, with the recent announcement of a [30,000-square-foot conference center](#) and a [14-story hotel, condo, restaurant, and office building](#). Plus, [improvements](#) have been made at multiple community centers as part of a recent half-cent sales tax increase, and the Arkansas Department of Public Safety recently purchased 19 acres in the city to build a new state-of-the-art [Arkansas State Crime Laboratory](#).

### DEMOGRAPHICS\*

**Population**

**3 MILES**

50,471

**5 MILES**

118,300

**10 MILES**

299,356

**Households**

24,684

54,029

130,543

**Average Age**

40.3

40.4

39.7

**Average Household Income**

\$69,286

\$72,436

\$75,836

**Businesses**

3,481

6,669

12,939

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



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.




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.



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.



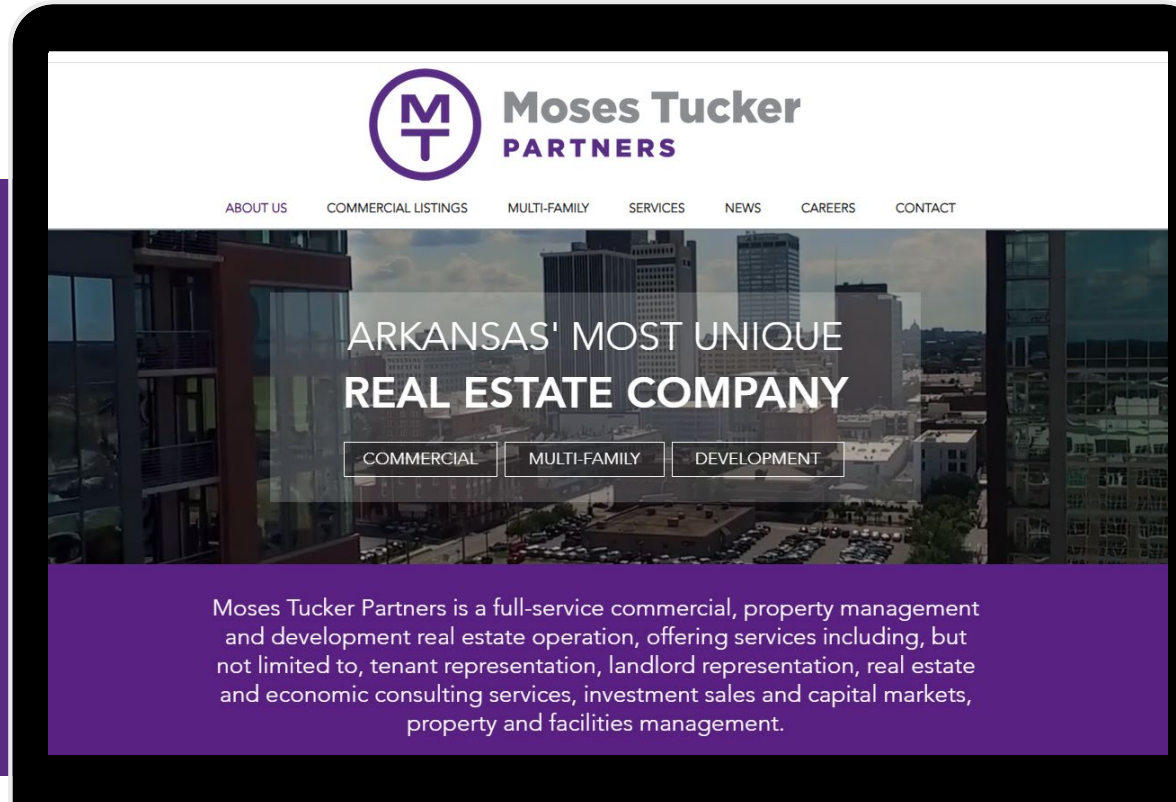
# CONNECT

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