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RIVERDALE OFFICE SUITE FOR LEASE

2120 Riverfront Dr, Little Rock, AR



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Property Understanding

OVERVIEW

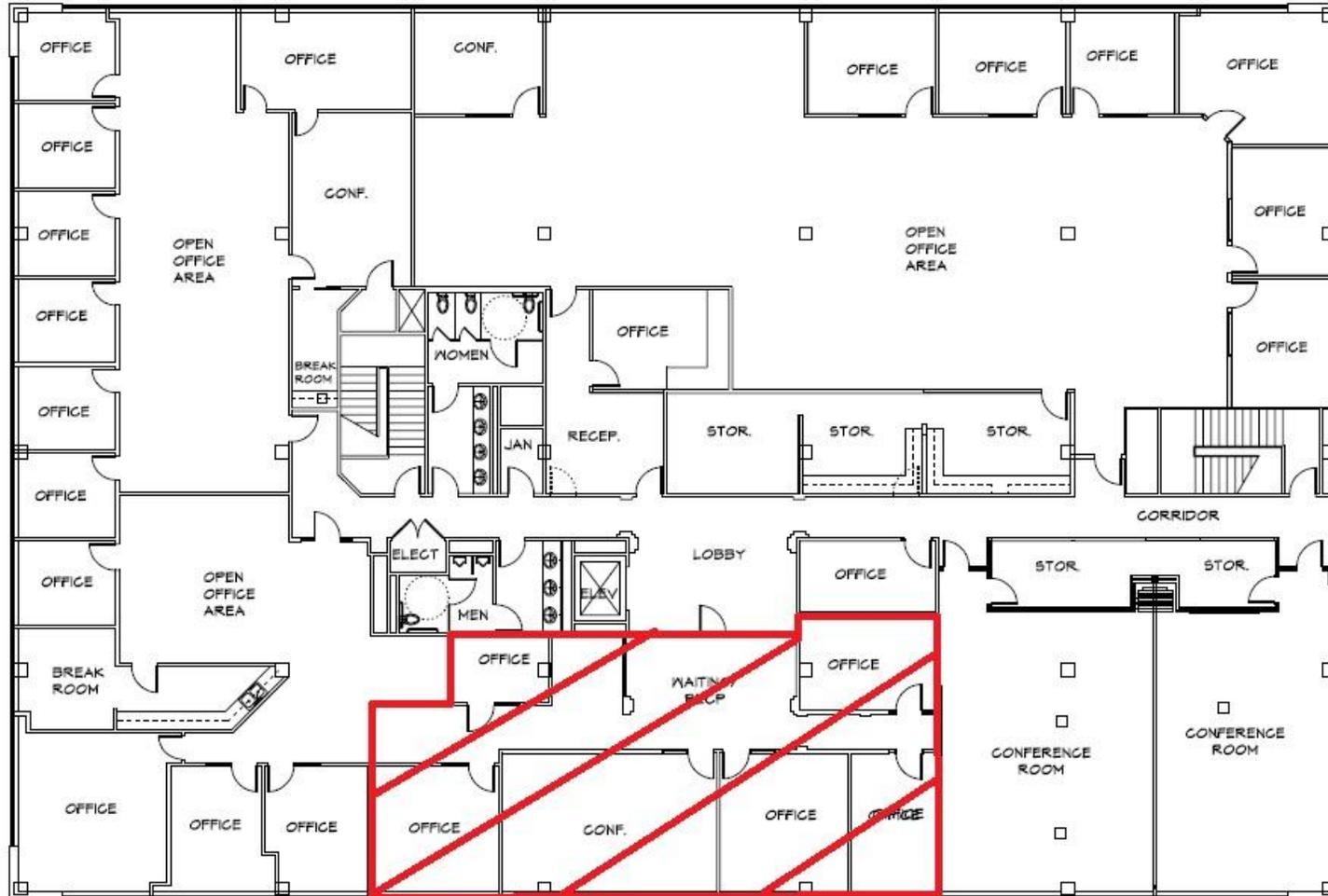
Offering	For Lease
Lease Rate/Type	Contact Agent Full Service
Address	2120 Riverfront Drive, Little Rock, AR 72202
Property Type	Office
Available Space	Suite 250 – ±2,200 SF
Building & Lot Size	±32,000 SF ±1.82 Acres
Year Built	1991
Zoning	O-3 (General Office)
Traffic Counts	<ul style="list-style-type: none"> ○ Riverfront Dr – 5,200 VPD ○ Cantrell Rd – 22,000 VPD

PROPERTY HIGHLIGHTS

- Second-floor ±2,200 SF professional office space positioned in Little Rock’s sought-after Riverdale office corridor, minutes from downtown Little Rock and central to The Heights, Hillcrest, and Midtown.
- Strong Accessibility: 2.5 miles to downtown Little Rock; 2.0 miles to I-630 and 3.5 miles to I-30 for seamless regional connectivity.
- High-Visibility, Amenity-Rich Area: Located within a dense office and retail market surrounded by established businesses and daily conveniences.
- Outdoor Lifestyle Advantage: Situated along the scenic Arkansas River Trail near Rebsamen Park, Murray Park, and the Big Dam Bridge—ideal for walkability and employee wellness.
- Surrounded by Dining & Services: Close to popular local, regional, and national destinations, including The Fold, Whole Hog Café, Starbucks, and more.
- Professionally Managed Property: Privacy and functionality within a well-maintained building with recent common area upgrades.
- Convenient Surface Parking: Ample on-site parking for tenants and visitors.



Suite 250 Floor Plan – ±2,200 SF



1 SECOND FLOOR PLAN
1/8"=1'-0"
0 2 4 6 8 10 12









Little Rock, Arkansas



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 with 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	62,629	133,703	327,438
Households	29,821	61,206	142,170
Average Age	40.4	40.5	40.1
Average Household Income	\$103,995	\$94,639	\$100,977
Businesses	4,445	7,429	13,129

**Demographic details based on property location*

Riverdale Neighborhood

Riverdale is one of Little Rock's most dynamic and strategically located urban neighborhoods, uniquely positioned along the scenic Arkansas River just north of downtown. Known for its blend of commercial growth, residential appeal, outdoor amenities, and redevelopment momentum, Riverdale is a live-work-play destination experiencing accelerated economic activity.

Riverdale's commercial corridors have seen noteworthy investment and redevelopment in recent years. The long-established Riverdale Shopping Center is undergoing a significant revitalization, with new ownership driving façade upgrades, outparcel redevelopment, and new tenants, including the expanded Modern Storage® facility on Cantrell Road, offering over 130,000 SF of climate-controlled storage space — an indicator of market confidence and ancillary business demand. Another recent addition to the neighborhood is Beignets & Brews, adding to the mix of local and regional food and beverage options.

Riverdale's central location provides excellent connectivity to key regional routes and destinations. It sits just a short drive north of downtown Little Rock and offers quick access to I-630, I-30, and the broader metro area. This ease of access makes the neighborhood highly attractive for professionals, small businesses, and service providers seeking proximity to employment centers, retail hubs, and transportation infrastructure.

Residents and tenants enjoy immediate access to the Arkansas River Trail, offering scenic recreation opportunities for walking, jogging, and biking. Parks like Rebsamen Park and Murray Park, as well as river access and golf facilities, further enhance the area's outdoor lifestyle appeal.



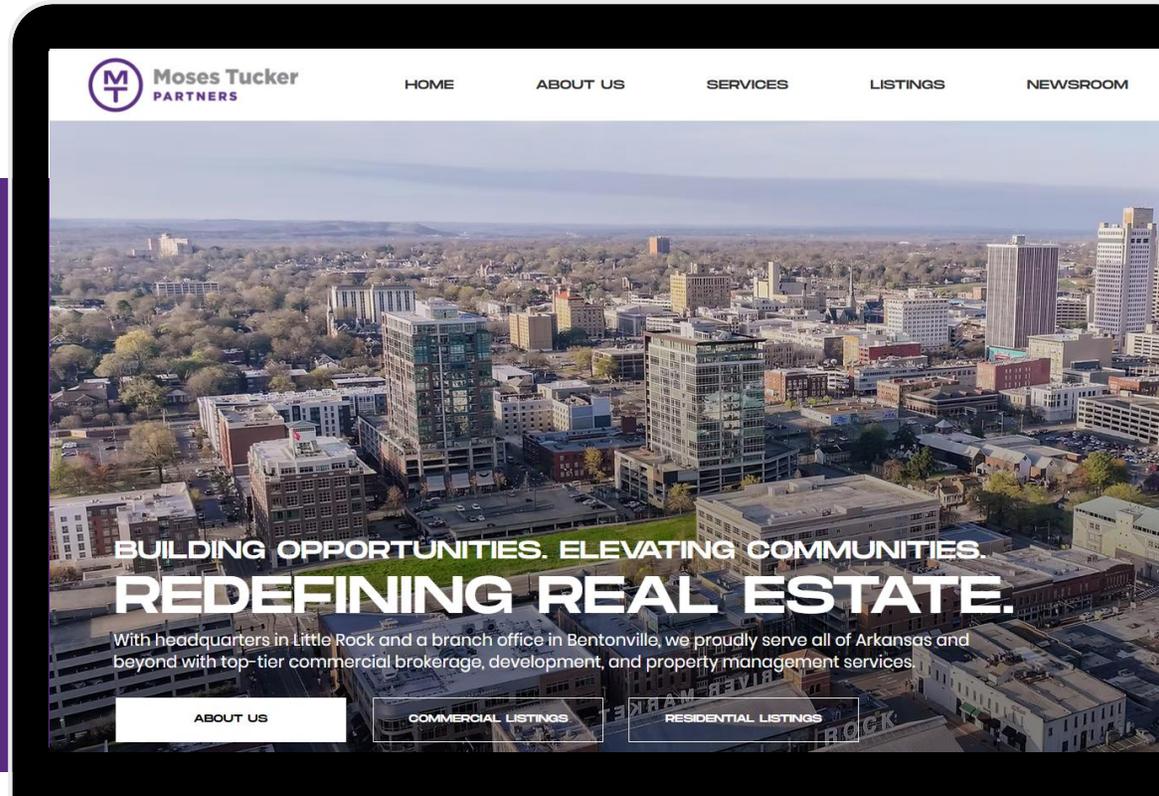
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