



OFFERING MEMORANDUM

Main Street & E. 19th Street Little Rock, AR

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Colliers

Property **overview**

Colliers | Arkansas is pleased to offer investors an opportunity to purchase this building and excess land located near the growing South Main neighborhood. The building is 100% occupied. The excess land is approximately half an acre and located on the corner for future development potential with great frontage visibility on Main Street.

The South Main (SoMa) neighborhood began its transformation with the addition of The Bernice Garden. It's now a thriving, walkable, family-friendly spot for food, shopping, and museums. SoMa attracts new residents and visitors from all over the world.



BUILDING SPECIFICATIONS

Sale price	\$1,160,000
Lease type	Modified gross
Building size	9,050 SF
Vacant corner lot	1 acre
Total lot size	1.40 acres
Occupancy	100% occupied
Property type	Neighborhood retail and excess land
Traffic counts	+/- 4,000 vehicles per day
Zoned	CAPO

ANNUALIZED OPERATING DATA

Gross Income	\$84,000
CAM	\$22,447
Insurance	\$7,708
Real Estate Taxes	\$10,020

Net Operating Income	\$43,825
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Rent roll

Tenant	Lease Type	SF	Lease From	Lease To	Base Rent/SF	Annual Rent	Renewal Options
Furniture Express	MG	8,050 SF	9/2022	8/2032	\$7.45/SF	\$60,000	Two 5-year options
Cricket Wireless	MG	1,000 SF	11/2024	10/2027	\$24.00/SF	\$24,000	None
Total		9,050 SF				\$84,000	

Neighborhood map



2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	9,219	36,765	104,130
Total Households	4,860	17,154	47,236
Average Household Income	\$74,098	\$74,882	\$83,761

Market 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 Museum of Fine Arts, 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.

About Little Rock

FAST FACTS

201,998 
Population

748,031
MSA Population

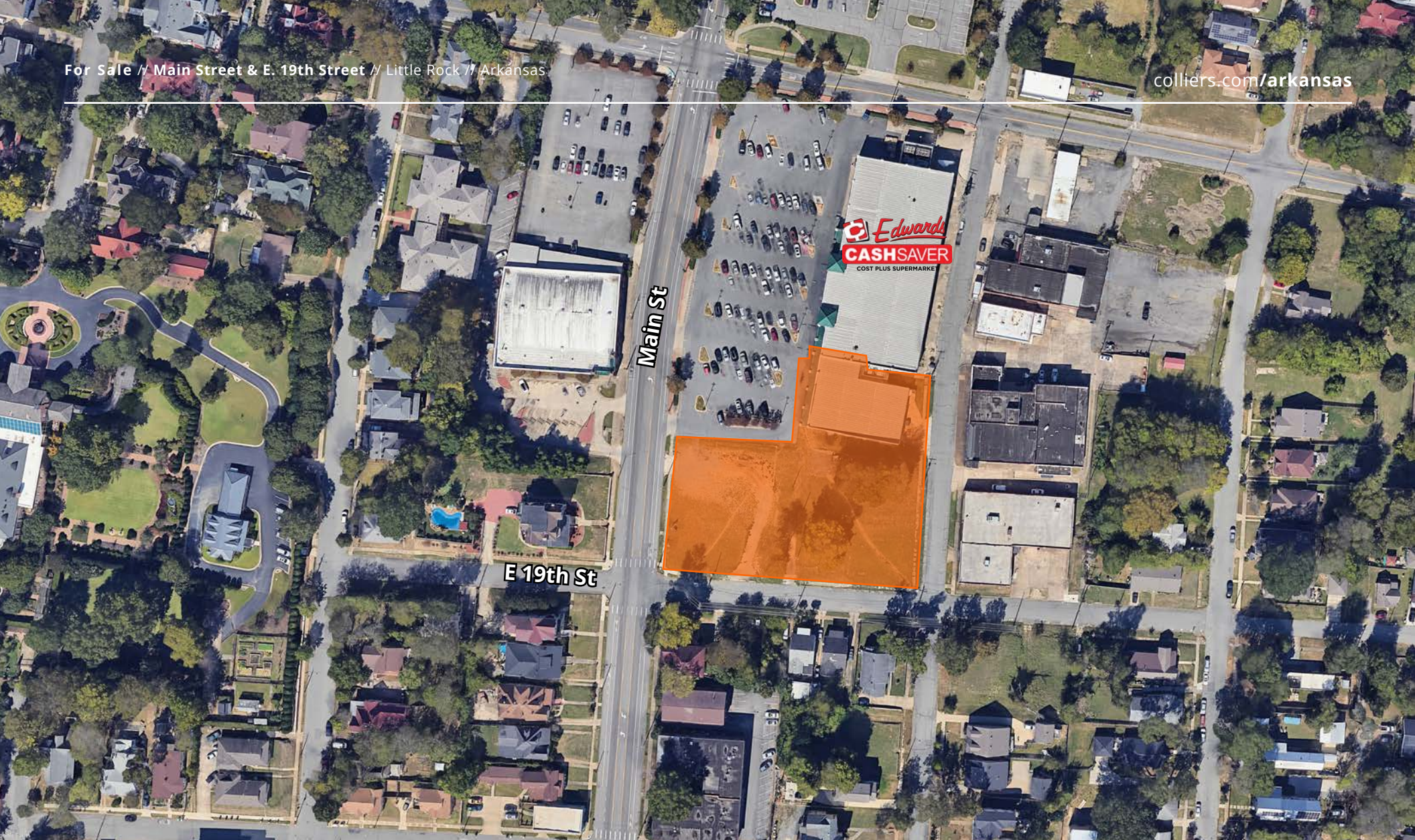
 Capital City of
Arkansas

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

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