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# OFFICE/RETAIL SPACE FOR SALE

## 217 W 2<sup>nd</sup> Street, Little Rock, AR



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](http://mosestucker.com)



## Property Understanding

### OVERVIEW

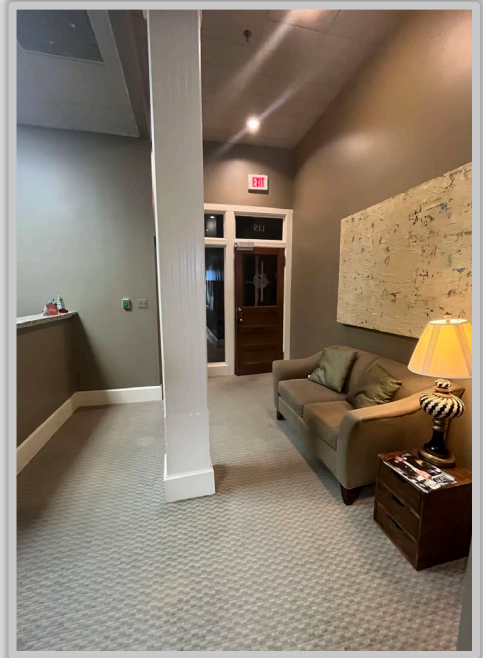
<b>Offering</b>	For Sale
<b>Address</b>	217 W 2 <sup>nd</sup> St, Little Rock, AR 72201
<b>Property Type</b>	Office/Retail
<b>Sale Price</b>	\$395,000
<b>Available Space</b>	±3,856 SF – Entire 1 <sup>st</sup> floor
<b>Building Size</b>	±12,564 SF
<b>Year Built</b>	1902

### PROPERTY HIGHLIGHTS

- **Entire first floor of Gans Building for sale**
- Professional office space in downtown Little Rock with beautiful historic architecture
- Financial info available upon request
- Owner occupies 1,458 SF and will vacate upon sale or lease-back
- 24-hour access; after hours key-fob security system
- Conveniently located at 2nd Street & Center Street across from the Stephens Building in the heart of the Central Business District
- 10-minute drive to Bill & Hillary Clinton National Airport
- Ideal location near county courthouses, hotels, restaurants, and River Market District







## Little Rock, AR



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 to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

### DEMOGRAPHICS\*

**Population**

**3 MILES**

43,309

**5 MILES**

114,036

**10 MILES**

300,300

**Households**

20,525

51,967

131,135

**Average Age**

40.5

39.9

39.7

**Average Household Income**

\$60,572

\$69,731

\$75,593

**Businesses**

3,970

6,627

13,040

*\*Demographic details based on property location*

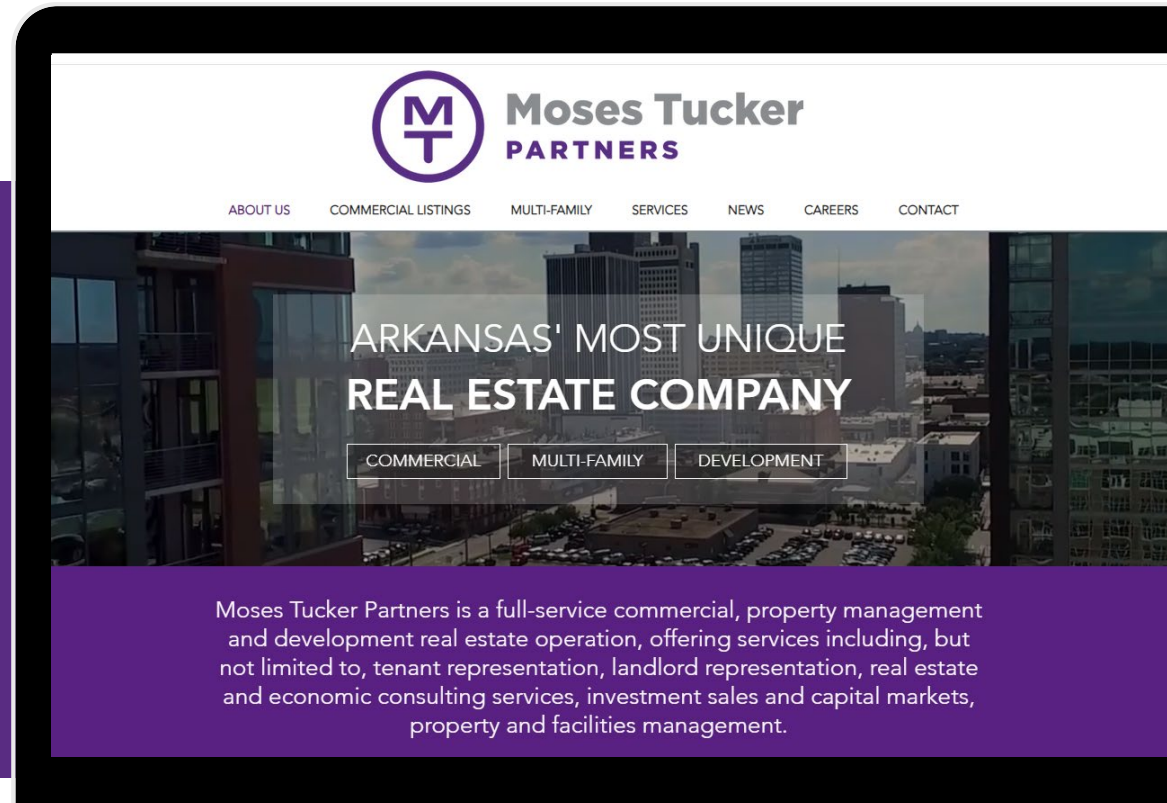
# CONNECT

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