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# MULTIFAMILY INVESTMENT OPPORTUNITY

## 418 E 15<sup>th</sup> St, Little Rock, AR



**CONTACT US TODAY**  
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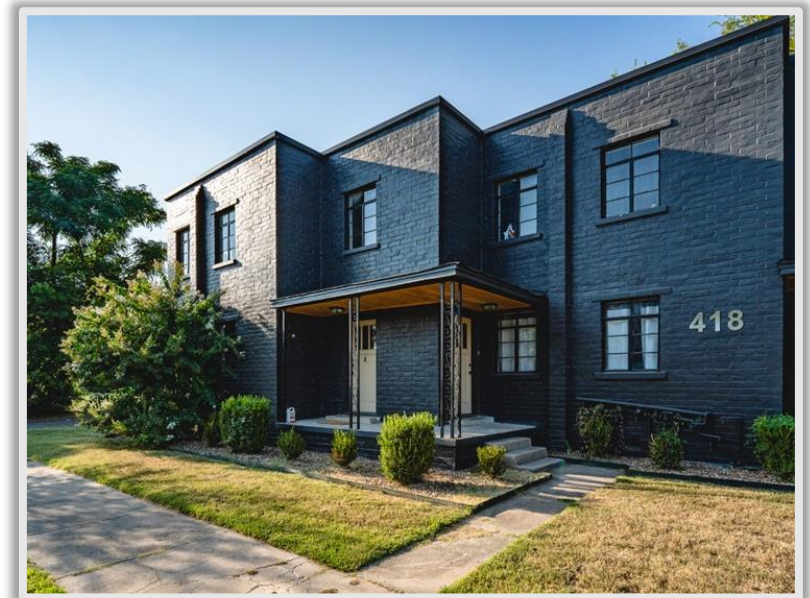
# Property Understanding

## OVERVIEW

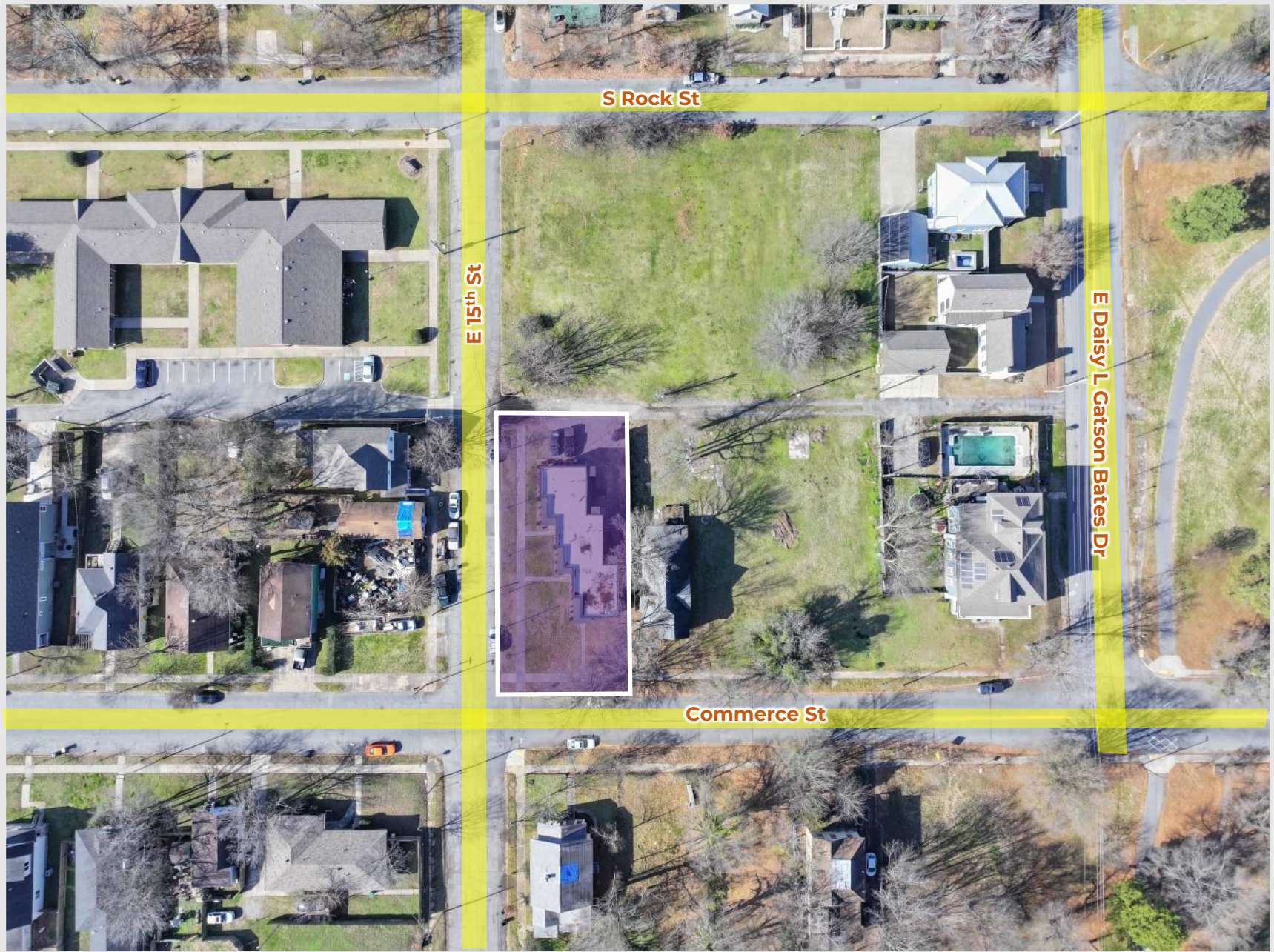
<b>Offering</b>	For Sale
<b>Price</b>	\$999,900
<b>Address</b>	418 E 15th Street
<b>City/State</b>	Little Rock, AR 72202
<b>Property Type</b>	Multifamily
<b>Building Size</b>	3,768 SF
<b>Lot Size</b>	0.21 Acres
<b>Total Units / Avg. Unit Size</b>	6 / Avg. 628 SF
<b>Unit Mix</b>	1 bed/1 bath
<b>Year Built/Renovated</b>	1956/2023

## PROPERTY HIGHLIGHTS

- Two-story historic multifamily complex on a corner lot
- Two units are fully furnished short-term rentals (all furniture to convey) – the other four units are traditional rentals
- Hardwood flooring throughout with electric heating & cooling
- Brand new HVAC systems throughout
- Four dedicated parking spaces
- Located in the walkable SoMa neighborhood











## 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 to 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
<b>Population</b>	39,617	109,400	294,394
<b>Households</b>	18,906	49,899	128,744
<b>Average Age</b>	40.8	40.1	39.7
<b>Average Household Income</b>	\$73,555	\$80,151	\$85,045
<b>Businesses</b>	3,178	6,569	12,961

*\*Demographic details based on property location*

## SoMa – Southside Main Street



Southside Main Street (SoMa) is a historic district in Little Rock located south of Interstate 630 and the downtown core. The area has seen momentous revitalization and is currently a thriving, walkable, family-friendly hot spot in the city.

Named a **“Next Great Neighborhood” by Southern Living**, SoMa is home to unique restaurants and shops and The Bernice Garden, a community gathering spot and sculpture garden featuring works by Arkansas artists. Residents flock to the neighborhood to dine at farm-to-table eateries like The Root Cafe, Loblolly Creamery, Mockingbird Beer & Tacos, and Community Bakery.

Attractions like Rock Town Distillery, Arkansas’ award-winning distillery, have relocated to SoMa, and new businesses are steadily moving in. SoMa is a little fun, a little funky, and a lot of charm. There's a weekly farmers’ market, a monthly vintage market, and special events and festivals.

Popular annual community events include the SoMardi Gras Parade and the Arkansas Cornbread Festival, attracting large crowds yearly. Also in the district is the ESSE Purse Museum, the only purse museum in the U.S. and one of only three worldwide.



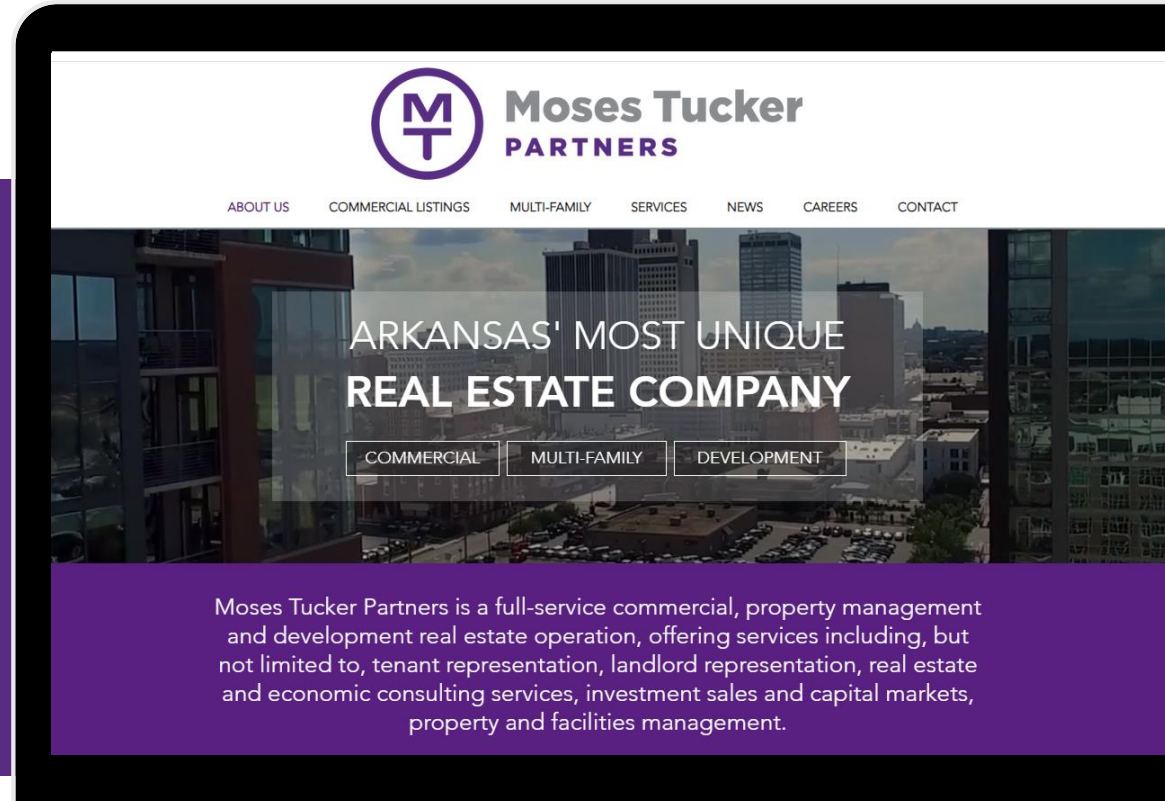
# CONNECT

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