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# INDUSTRIAL RETAIL SPACE FOR LEASE

## East Village | 1020 E 6<sup>th</sup> St, Little Rock, AR



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



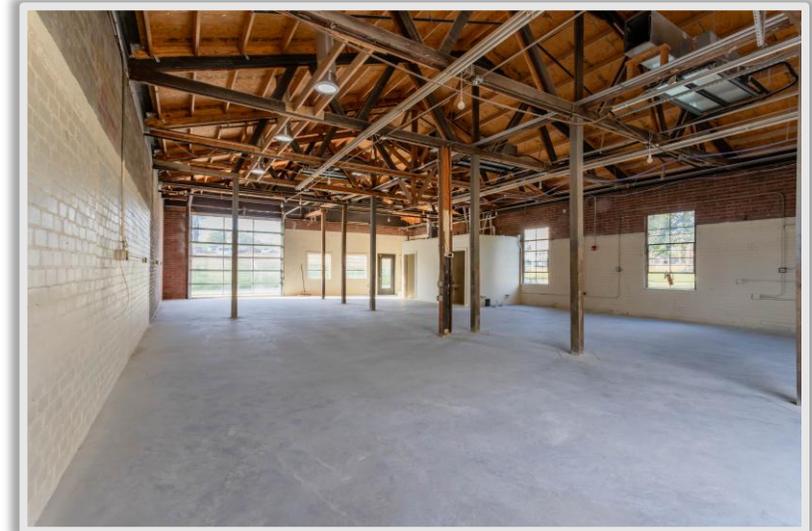
## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate/Type</b>	Contact Agent
<b>Address</b>	1020 E 6 <sup>th</sup> Street, Little Rock, AR 72202
<b>Property Type</b>	Retail/Mixed-Use
<b>Available SF</b>	±2,500 SF
<b>Lot Size</b>	±0.23 Acres
<b>Zoning</b>	UU (Urban Use)
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ E 6<sup>th</sup> St – 2,200 VPD</li> <li>○ I-30 – 133,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- One-of-a-kind, recently redeveloped retail/flexible space in the heart of East Village, one of Little Rock's hottest new neighborhoods
- Space features include an open & flexible layout, new overhead glass doors, tall & exposed ceilings, multiple skylights, 2 restrooms, a private & secure exterior area, and much more.
- Steps away from popular neighborhood establishments such as Lost Forty Brewing, Camp Taco, Southern Tail Brewing, The Rail Yard, Sterling Market, and Fidel & Co. Coffee Roasters
- Convenient access to I-30, I-630, and other major arterial linkages
- Significant interior and exterior improvements have occurred recently
- Rare opportunity for a variety of users (retail, food/beverage, office, specialty, etc.)



## LOOKING NORTHWEST



**Downtown Little Rock**

**Downtown  
North Little Rock**

**DICKEY STEPHENS  
PARK**  
**RIVER  
MARKET**

**Simmons  
Bank Arena**

**WILLIAM CLINTON  
PRESIDENTIAL LIBRARY  
AND MUSEUM  
LITTLE ROCK, ARKANSAS**

**Arkansas River**

**AMFA** Arkansas Museum  
of Fine Arts

**Holiday Inn  
BY IHG**

**Holiday Inn  
Express**

**CAMP  
TACO**  
AT LOST FORTY

**LOSTFORTY  
BREWING**  
LITTLE ROCK

**ASO**

**E 6th St  
2,200 VPD**

**Comfort  
INN**

**eStem**

**MacArthur  
PARK**

**I-30  
133,000 VPD**

**Southern  
Stalks  
BREWING**



**Artspace  
Windgate Campus  
Under Construction  
- Opening Spring  
2026**

**THE RAIL YARD**

**FIDEL  
& CO**  
COFFEE ROASTERS

**STERLING  
MARKET**  
LITTLE ROCK, ARKANSAS



**CROMWELL**





## Curate An Intentional Space in Little Rock's Emerging Creative Corridor

This flexible, open-concept space is ideal for a wide range of creative and professional users. Its layout and natural light make it especially conducive to artistic and collaborative environments. The location is surrounded by complementary businesses—including co-tenants Jess Mylo Creative and Yousra Moussa Esthetics—and sits near the forthcoming \$36 million Artspace Windgate Campus. Once complete, Artspace Windgate will feature 60 live/work apartments for artists and their families, studios, galleries, and 10,000 SF of commercial space dedicated to arts and cultural organizations. This growing creative corridor offers the perfect setting for a tenant seeking an inspiring, art-driven community.



## 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>	33,935	100,431	283,071
<b>Households</b>	16,509	45,871	123,924
<b>Average Age</b>	40.8	40.4	39.8
<b>Average Household Income</b>	\$71,375	\$81,319	\$85,596
<b>Businesses</b>	2,976	6,096	12,537

*\*Demographic details based on property location*

## East Village

East Village is the new name for one of Little Rock's oldest neighborhoods. It is a blend of tree-lined streets, historic homes, and inspiring repurposed industrial factories and warehouses that have been given new life as restaurants, entertainment venues, offices, and loft-style living. East Village is also home to the Clinton Presidential Center and Park, and the Heifer International World Headquarters.

Among the neighborhood offerings are local brewery Lost Forty, its 70s summer camp-inspired Camp Taco, popular coffee shop Fidel & Co., and its food hall-style restaurant, Sterling Market.

The Rail Yard is a hip hot spot with an urban beer garden and food truck stop anchored by the brick-and-mortar home of Count Porkula BBQ. It's a backyard bash—block party style.

Recent development news in East Village includes the grand opening of the [Stella Boyle Smith Music Center](#), a \$11.75 million, 20,000-square-foot facility; the forthcoming 13,500-square-foot [Eastside Scrapyard](#) event venue; the [Sterling Market food hall](#) in the former Sterling Paint Factory building; the under-construction [Artspace Windgate Campus](#), a \$36 million mixed-use development; and the recently opened [Southern Tail Brewing](#), a canine-themed, 11,000 square-foot brewery/taproom.



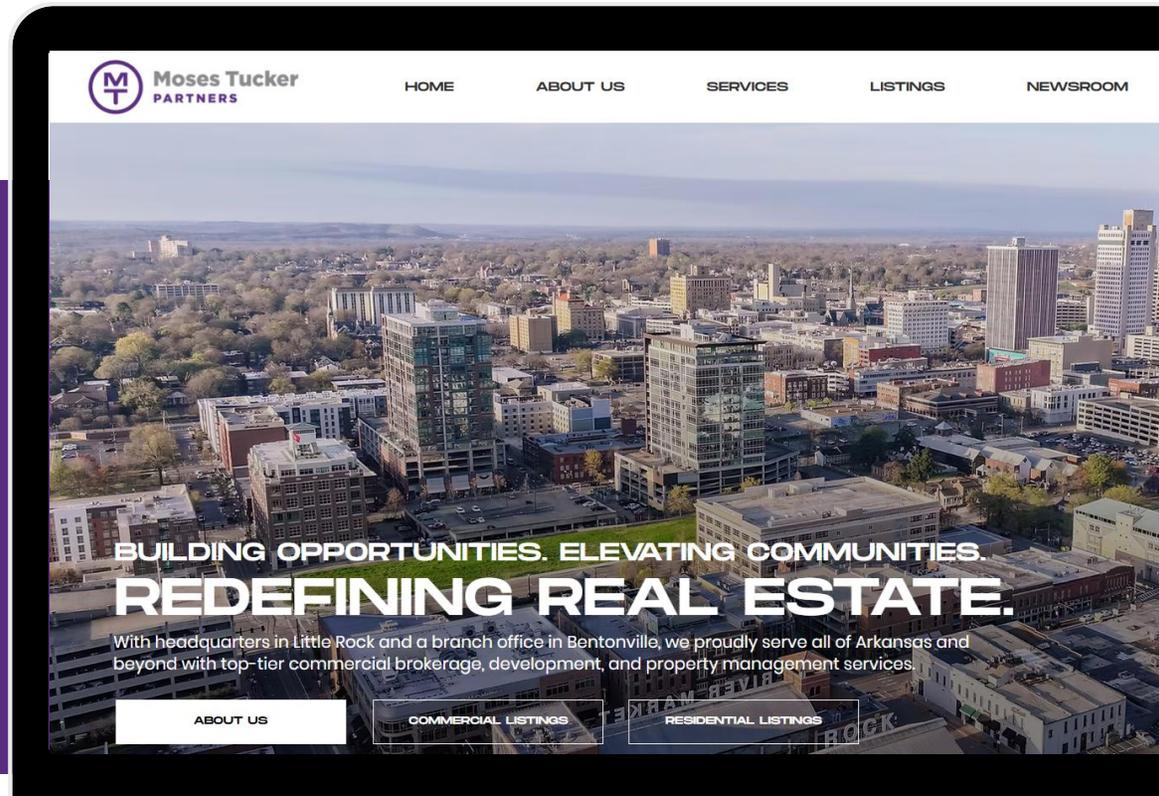
# CONNECT

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