



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

RETAIL & OFFICE SPACE FOR SALE OR LEASE

400-406 S Louisiana St, Little Rock, AR



Suite 1
±2,565 SF
RESTAURANT
SPACE

Suite 2
±1,375 SF
OFFICE SPACE

Suite 3
±1,463 SF
RESTAURANT
SPACE

±8,000 SF
OFFICE SPACE

CONTACT US TODAY
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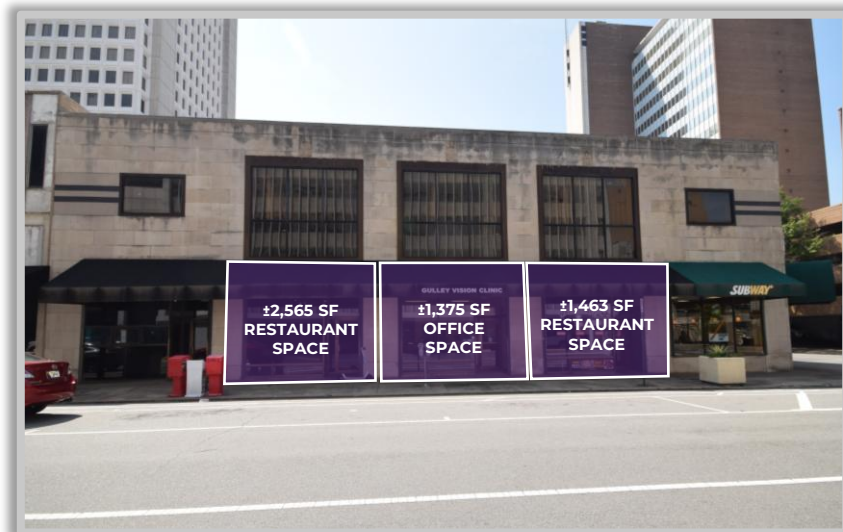
Property Understanding

OVERVIEW

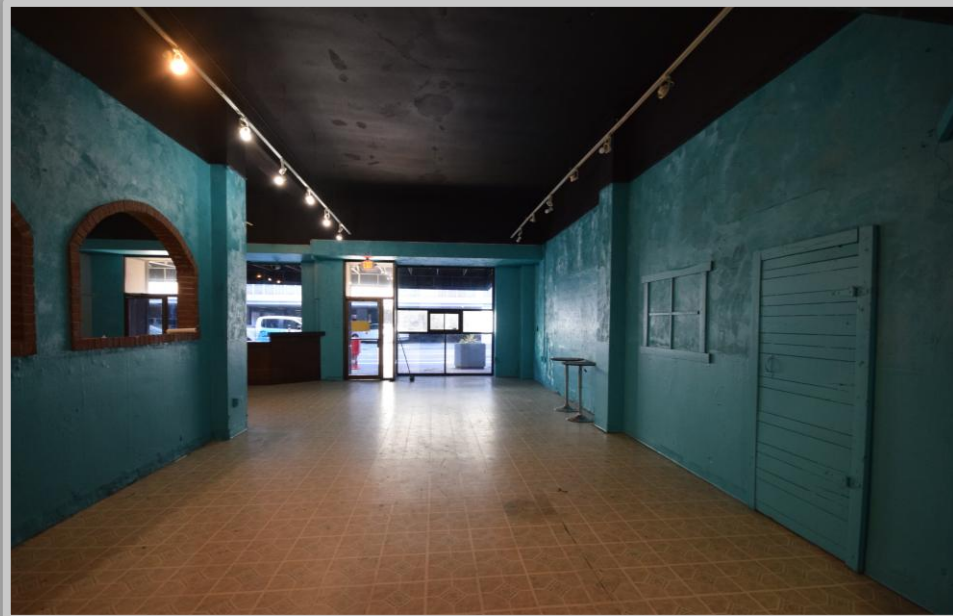
Offering	For Sale or Lease
Address	400 - 406 S Louisiana Street, Little Rock, AR 72201
Property Type	Office/Retail/Restaurant
Sale Price	\$1,500,000
1 st Floor Lease Rate/Type	\$16.00/SF/YR NNN
2 nd Floor Lease Rate/Type	\$9.00/SF/YR Modified Gross
Available SF	<ul style="list-style-type: none"> ○ Suite 1 – ±2,565 SF (Restaurant) ○ Suite 2 – ±1,375 SF (Office) ○ Suite 3 – ±1,463 SF (Restaurant) ○ 2nd Floor – ±8,000 SF (Office)
Building Size	±15,874 SF
Lot Size	±0.32 Acres

PROPERTY HIGHLIGHTS

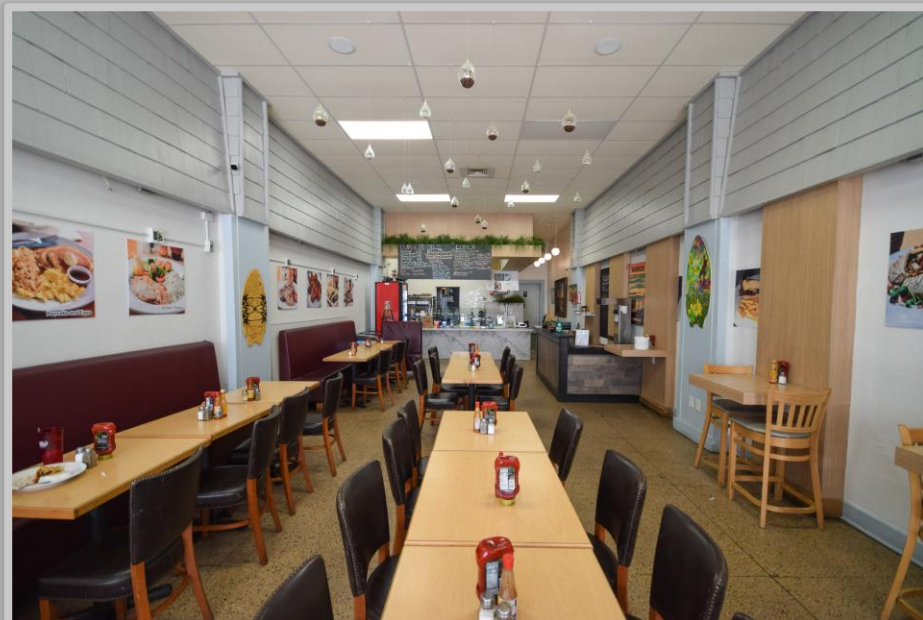
- Access to grease traps for restaurant spaces
- Strong 42,000+ daytime population within the trade area
- Prime location just one block west of the Main Street Corridor and the Little Rock Tech Park
- Walking distance to Union Plaza, Bank of America, Simmons Tower, the Regions Center, and eStem Public Charter School (3,000 students)
- 18-20 dedicated parking spaces at the rear of the building, plus convenient on-street parking at the front
- Surrounded by office towers, educational institutions, and retail activity that drive consistent pedestrian and vehicular traffic

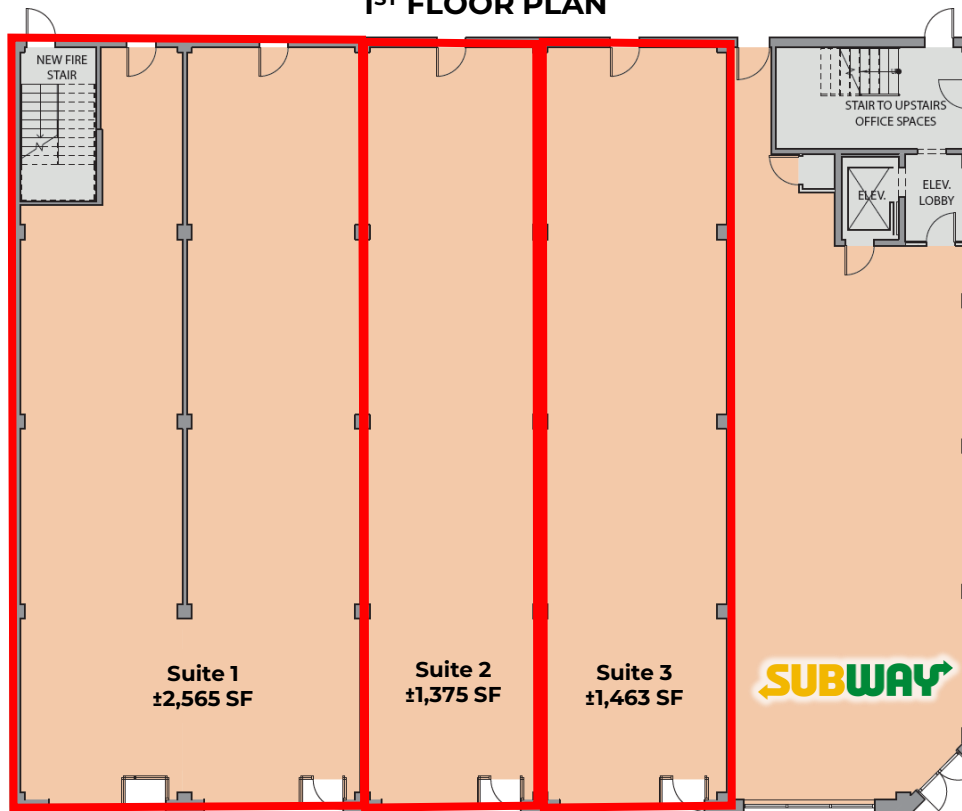










1ST FLOOR PLAN

SECOND FLOOR - PROPOSED LAYOUT


AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	NOTES
Suite 1	±2,565 SF	NNN	\$16.00/SF/YR	Restaurant Space
Suite 2	±1,375 SF	NNN	\$16.00/SF/YR	Office Space
Suite 3	±1,463 SF	NNN	\$16.00/SF/YR	Restaurant Space
2 nd Floor Office Space	±8,000 SF	Modified Gross	\$9.00/SF/YR	2 nd floor space leased "As-Is"

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*

	3 MILES	5 MILES	10 MILES
Population	44,995	114,050	298,834
Households	21,469	52,111	130,584
Average Age	40.7	40.1	39.7
Average Household Income	\$75,585	\$81,406	\$85,739
Businesses	3,857	6,669	13,007

**Demographic details based on property location*

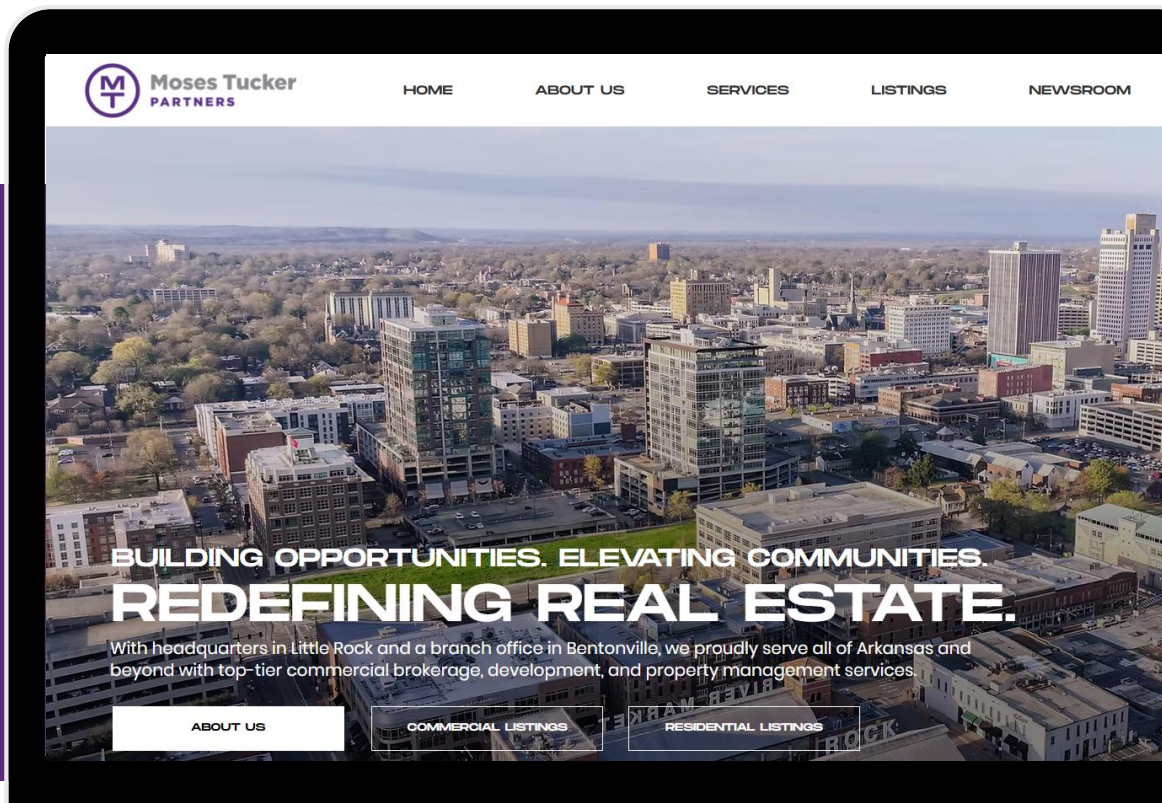
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Eric Nelson

Principal, Vice President of Brokerage
enelson@mosestucker.com

Matt Beachboard

Brokerage Director
mbeachboard@mosestucker.com

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