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SOMA MULTIFAMILY INVESTMENT OPPORTUNITY

415 W 18th Street, Little Rock, Arkansas



415 W 18th St



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Property Understanding

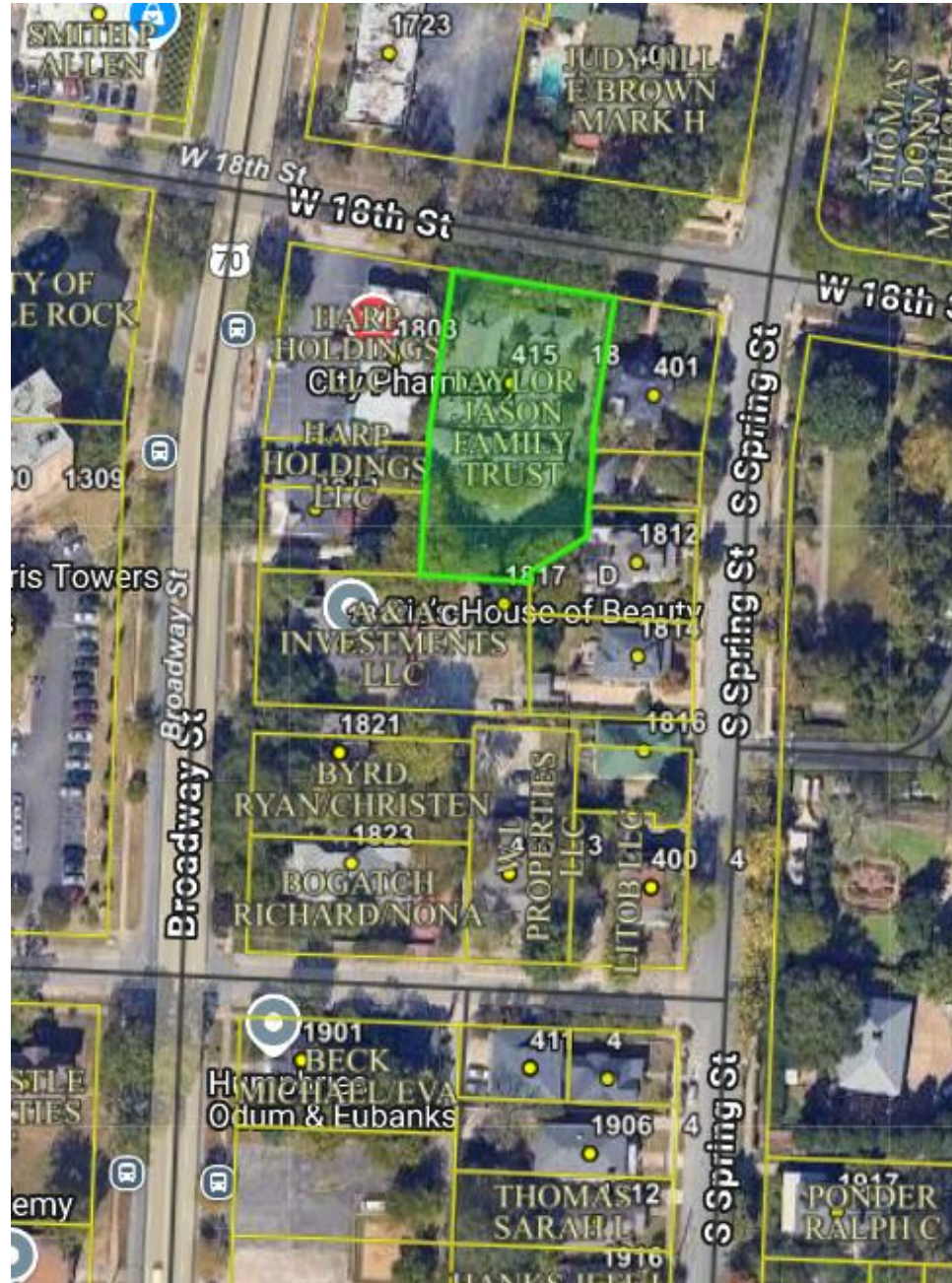
OVERVIEW

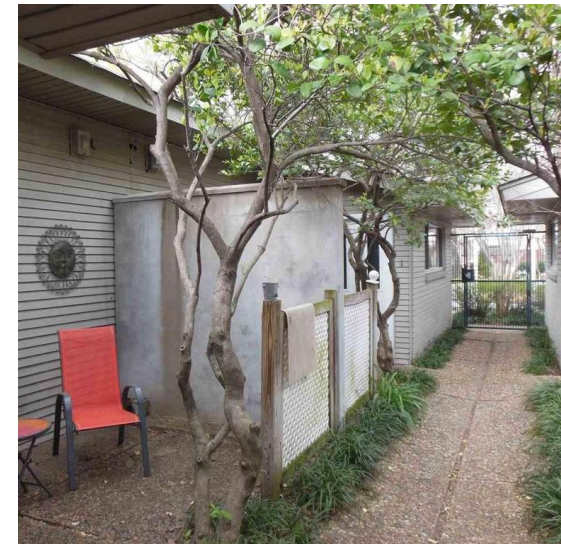
Offering	For Sale
Price	\$1,200,000
Addresses	415 W 18th St, Little Rock, AR 72206
Property Type	Multifamily
Stories	2
Building Size	±10,000 SF
Typical Floor Size	Unknown
Total Units	18
Lot Size	±0.51 Acres
Year Built/Renovated	1965/2018
Zoning	Multifamily

PROPERTY HIGHLIGHTS

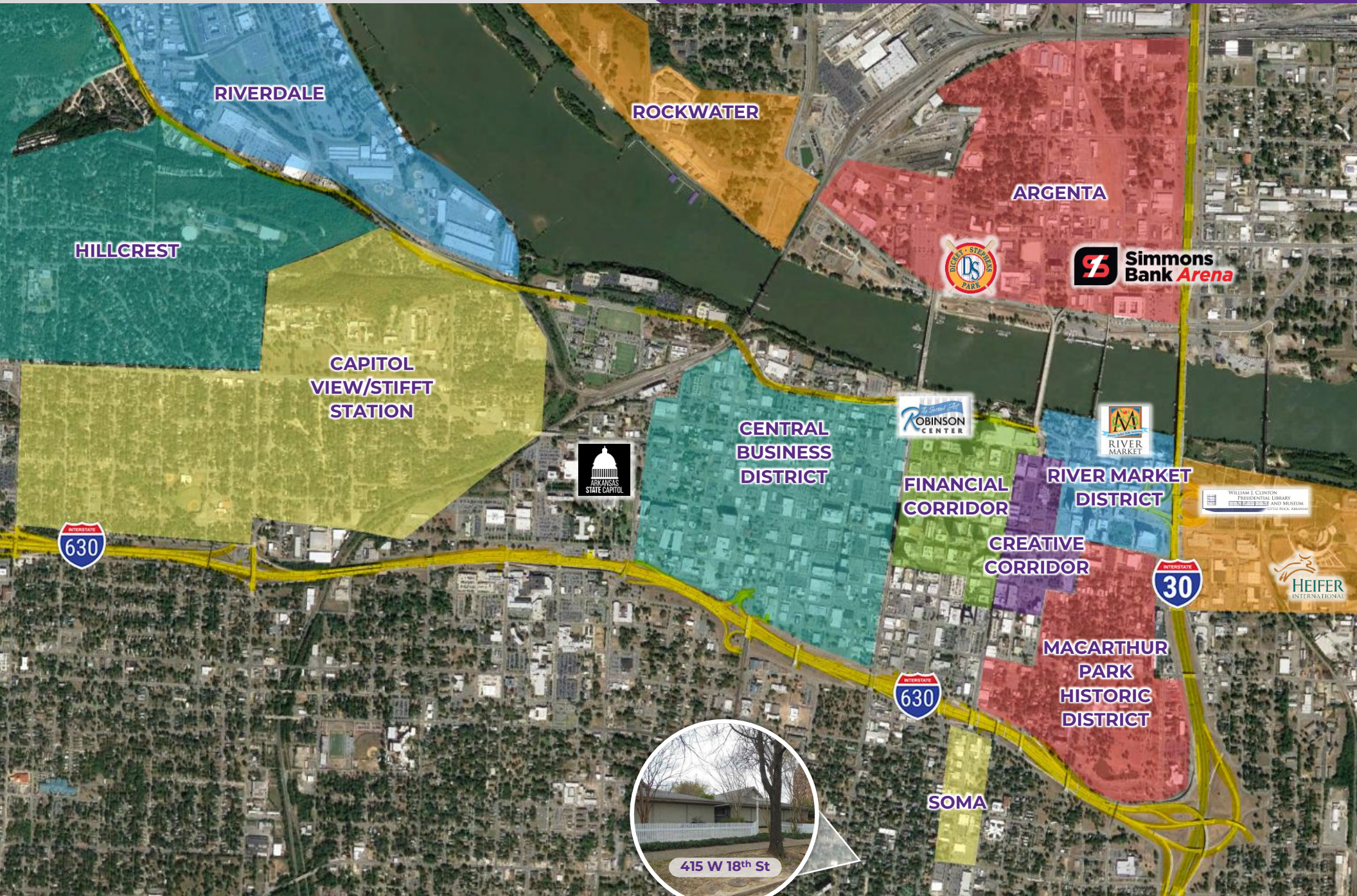
- Premium downtown location in the heart of SoMa near the Governor's Mansion District
- Rare value-add opportunity within minutes of Little Rock's most popular restaurants and entertainment venues, including the recently remodeled Arkansas Museum of Fine Art
- The property has undergone a complete remodel
- SoMa is an eclectic and dynamic neighborhood with a lively event schedule that includes a weekly farmers' market, a monthly vintage market, and special events and festivals











RIVERDALE

ROCKWATER

ARGENTA

HILLCREST

CAPITOL
VIEW/STIFF
STATION

CENTRAL
BUSINESS
DISTRICT

FINANCIAL
CORRIDOR

RIVER MARKET
DISTRICT

CREATIVE
CORRIDOR

MACARTHUR
PARK
HISTORIC
DISTRICT

SOMA



415 W 18th St



Governor's
Mansion

S Spring St

W 18th St

Broadway St
15,000 VPD

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.

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

**Demographic details based on property location*

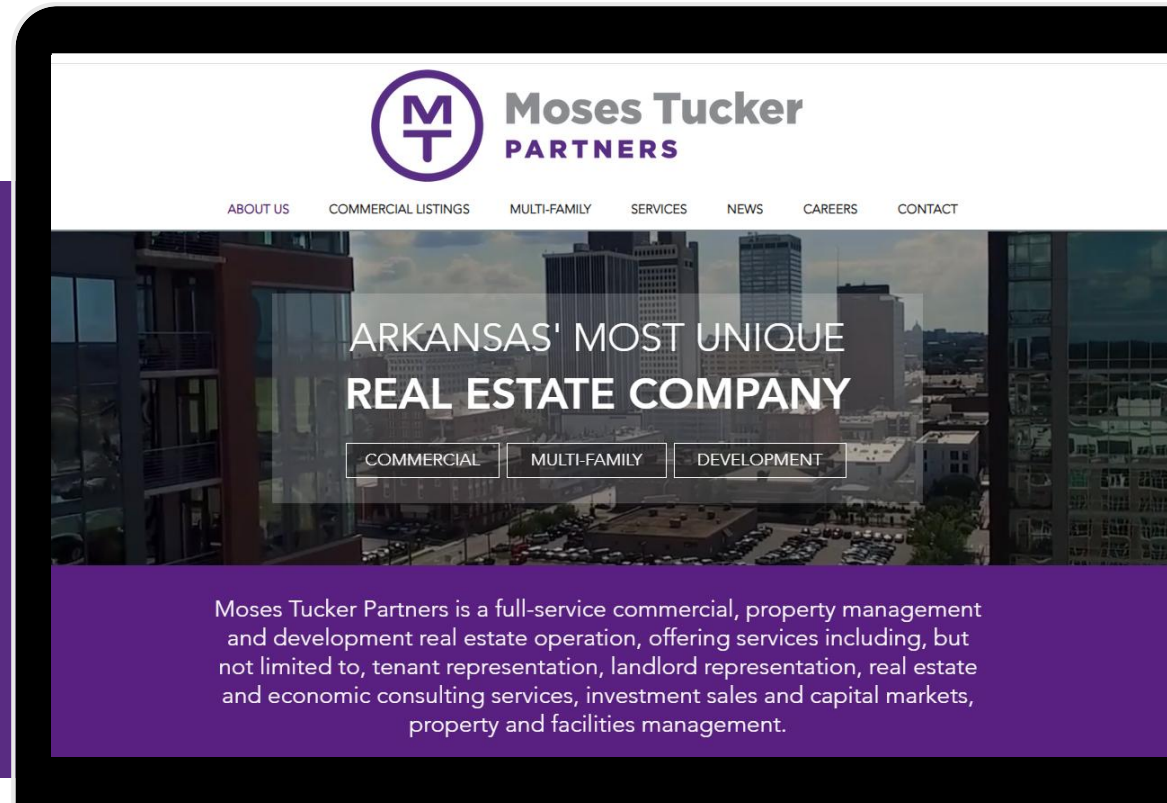
CONNECT

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