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# NEWLY RENOVATED HISTORIC RETAIL/OFFICE SPACE FOR LEASE

## 305 Main Street, Little Rock, Arkansas



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## Property Understanding

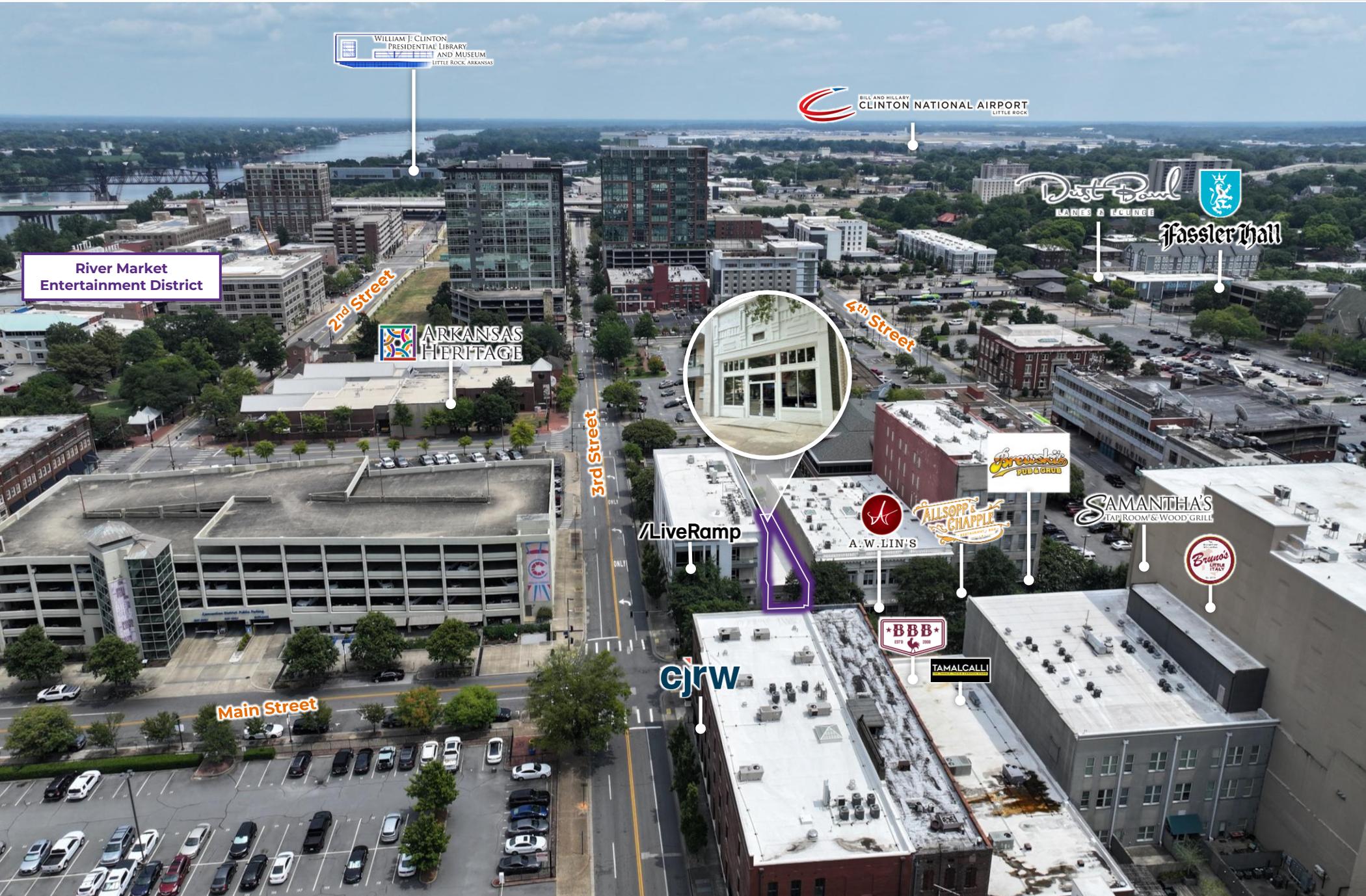
### OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate &amp; Type</b>	Negotiable   NNN
<b>Address</b>	305 Main Street, Little Rock, AR 72201
<b>Property Type</b>	Retail/Office/Mixed-Use
<b>Available SF</b>	±3,500 SF
<b>Year Built/Renovated</b>	1875/2025
<b>Tenant Improvement Allowance</b>	Available
<b>Lot Size</b>	±0.08 Acres
<b>Zoning</b>	UU – Urban Use

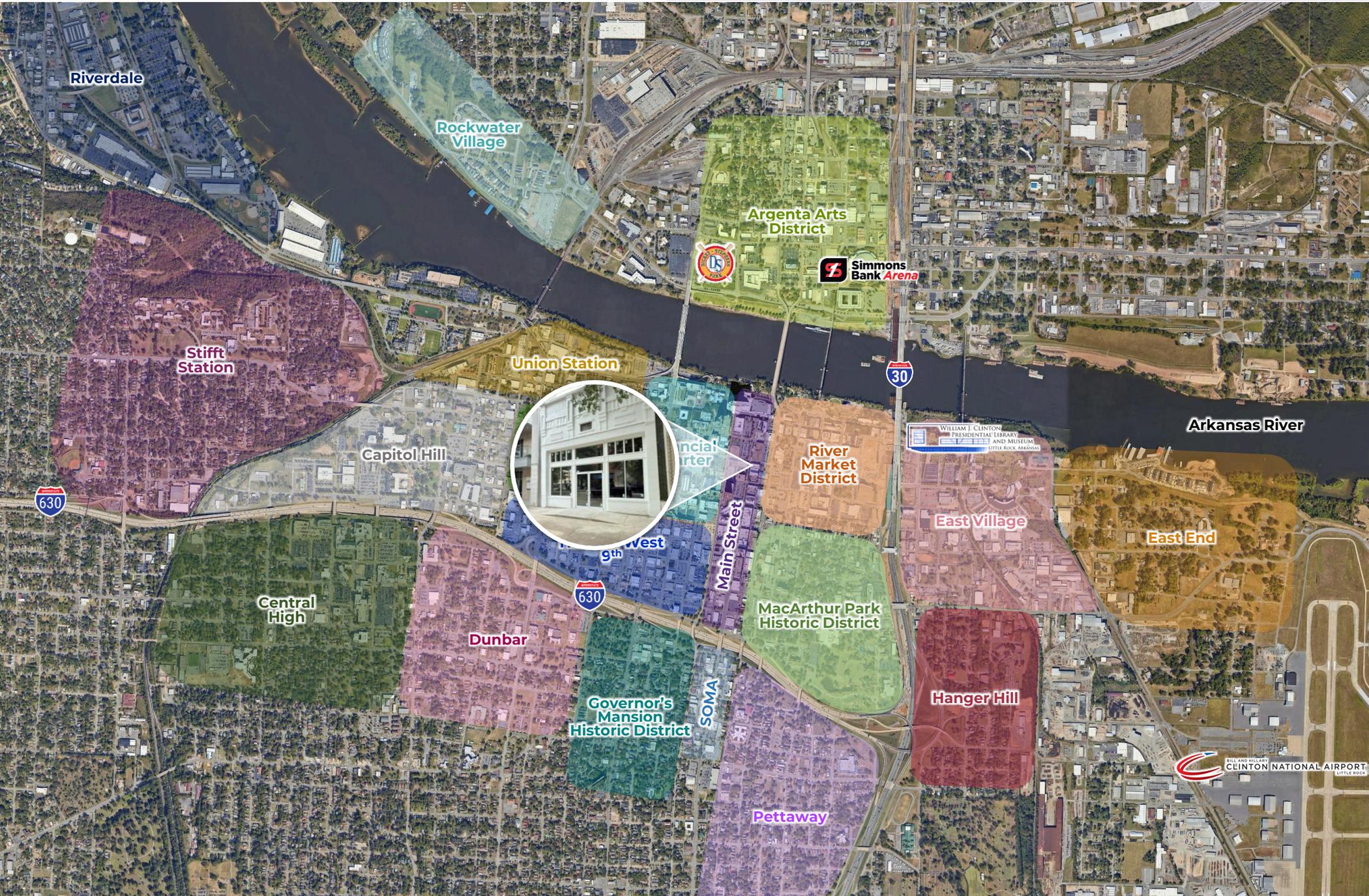
### PROPERTY HIGHLIGHTS

- Major renovations are now complete, including a new glass storefront and updated exterior façade
- Rare retail storefront available for lease on Main Street – tenant improvement allowance available
- The space is suitable for a variety of uses, including but not limited to food & beverage, general retail, entertainment, office & more
- Popular restaurants, shops, entertainment, and multifamily residences are within walking distance
- Strategically located on Main Street in the Creative Corridor of downtown Little Rock – minutes from the River Market, SoMa, and East Village
- The Creative Corridor is where arts, entertainment, business, and culture meet. It is home to the Arkansas Repertory Theatre, Ballet Arkansas, Brewski's Pub & Grill, Samantha's Tap Room, and Bruno's Little Italy, among others
- The Main Street Creative Corridor has seen tremendous growth over the years. Notably, the 115-year-old, 12-story historic Bob R. Brooks Jr. Justice Building has completed its \$35 million revitalization, and a new restaurant concept is set to open on the ground floor









## Main Street Creative Corridor, Little Rock, AR

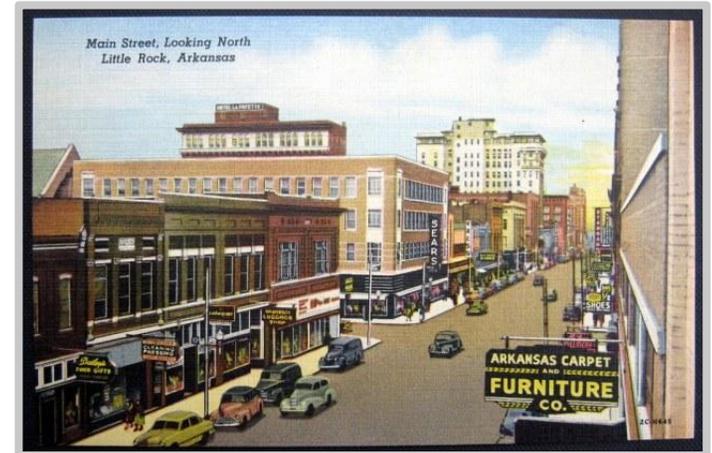
The Main Street Creative Corridor is the place for those wanting to incorporate art and culture into their everyday lives. Home to the Arkansas Repertory Theatre, Ballet Arkansas, galleries, creative firms, and the Little Rock Technology Park, the Creative Corridor is rapidly becoming a mixed-use, work-live environment that is sensitive to the area's history and invigorating to its residents and visitors.

Initial Planning and design for the Creative Corridor was funded by a 2011 Our Town grant from the National Endowment for the Arts. The plan, created by the University of Arkansas Community Design Center and Marlon Blackwell Architects, has received awards from the American Institute of Architects and The American Society of Landscape Architects.

Several blocks on Main Street have been reconstructed to include Low-Impact Development streetscapes, funded by a grant from the Arkansas Natural Resources Commission and the Environmental Protection Agency (EPA). These streetscapes include rain gardens, porous pavers, bio-swales, and other techniques to improve water quality.

In recent years, an increasing number of public, private, and non-profit groups, led by the Downtown Little Rock Partnership, have invested in Main Street. ArtPlace America and the Educational Foundation of America provided funding for various art and lighting installations for the Corridor.

\*Source: <https://www.downtownlr.com/places/neighborhoods/main-street-creative-corridor/>



## Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city 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.

The Central Arkansas region experienced a significant growth in population 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. Downtown Little Rock, is home to several prominent office buildings that shape the city’s skyline. The Simmons Tower, standing at 40 stories, is the tallest building in Arkansas. The Regions Center, a 30-story skyscraper, and the 24-story Bank of America Plaza are key locations for financial and legal firms. 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](#)).

The Main Street Corridor is where arts, entertainment, business and culture anchor a vibrant, mixed-use neighborhood in the heart of the city. Home to the Arkansas Repertory Theatre and Ballet Arkansas, the Main Street Creative Corridor has seen tremendous growth over the years. Notably, the 115-year-old, 12-story historic Boyle Building is currently undergoing a \$35 million revitalization. Once the renovations are complete, the building will be occupied by the Office of the Arkansas Attorney General. It will also house 5,000 square feet of commercial/restaurant space.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	43,874	113,482	298,313
Households	21,026	51,830	130,333
Average Age	40.7	40.2	39.7
Average Household Income	\$52,272	\$58,829	\$66,138
Businesses	3,598	6,640	13,001

*\*Demographic details based on property location*

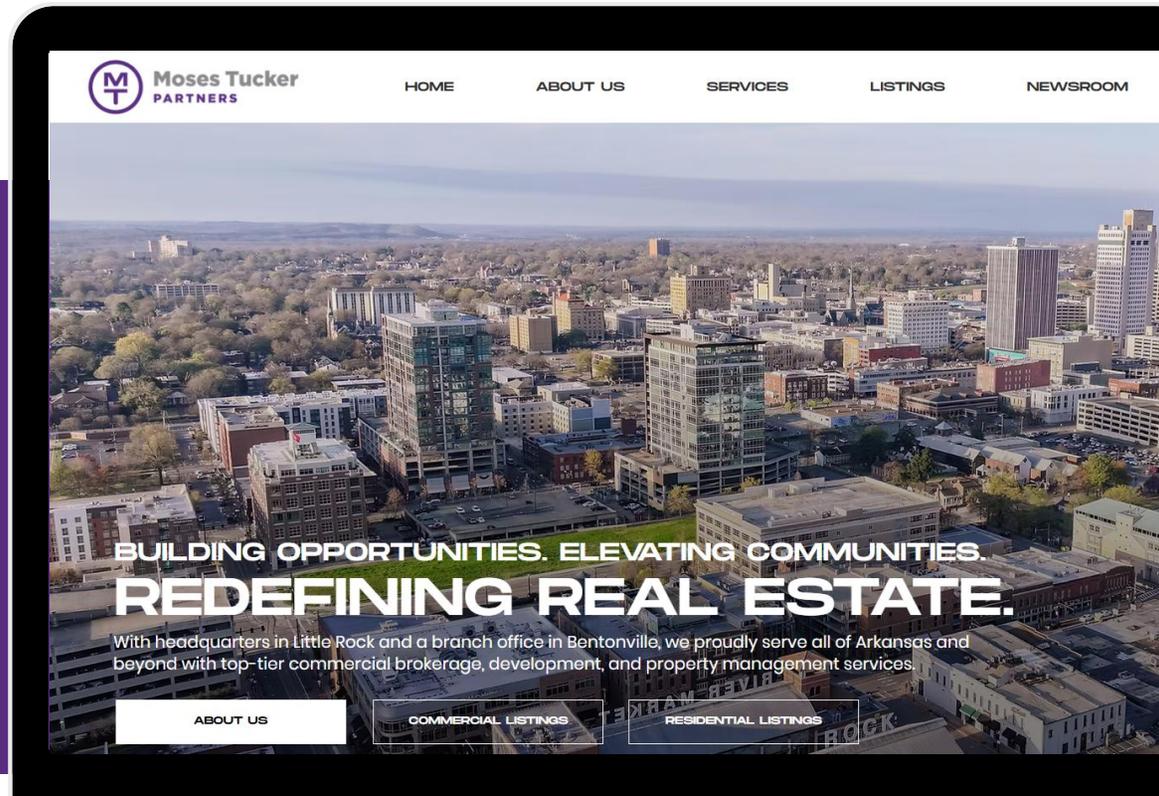
# CONNECT

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