

FOR LEASE

201 W Capitol Ave,
Little Rock, AR 72201



Moses Tucker
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Offering Summary

The Offering

Lease Rate:	Negotiable
Lease Type:	NNN
Address:	201 W Capitol Ave
City/State:	Little Rock, AR
Property Type:	Retail / Mixed Use / Office
Square Footage:	5,115 SF
Zoning:	PCD



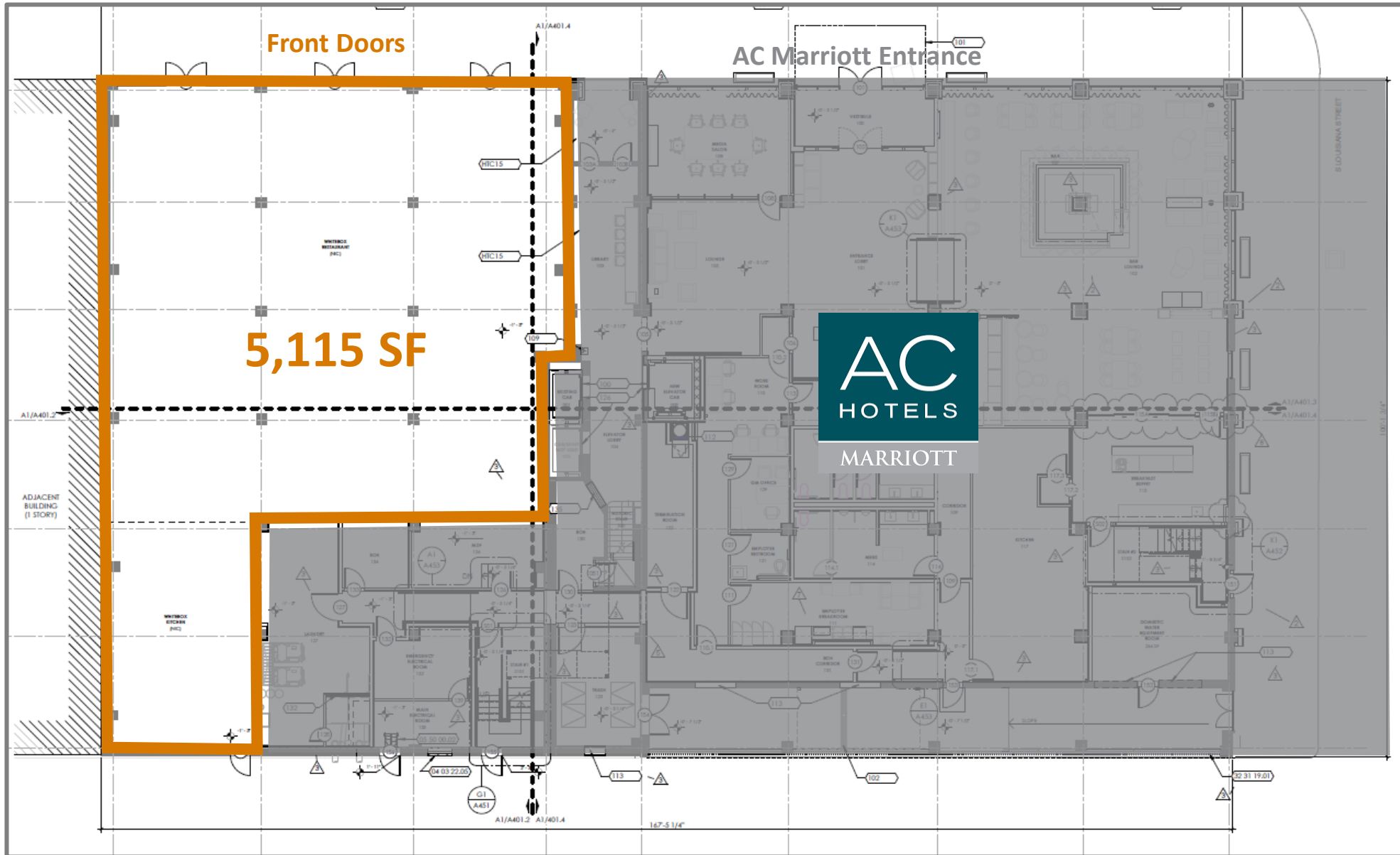
Highlights

- 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
- Strategic location in downtown Little Rock along the Main Street Creative Corridor and just a short walk away from The River Market District and Central Business District
- The space adjoins the newly constructed and historic AC Marriott Hotel (114 rooms)
- The hotel was also a finalist for American Lodging Investment Summit Deal of the year



*AC Marriott Hotel

Floor Plan



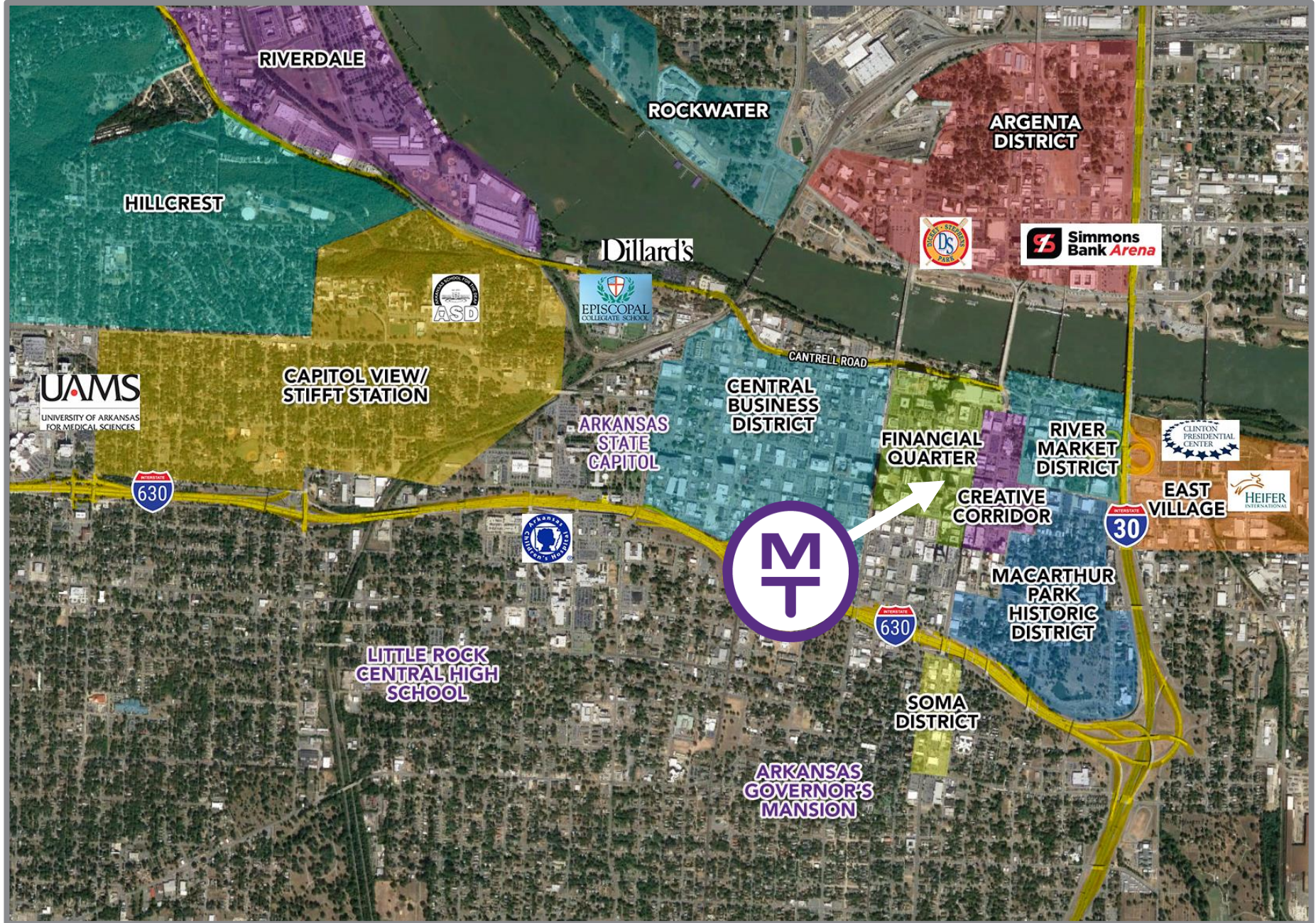
Interior Photos



Exterior Photos



Market Map



AC Marriott Hotel



About

AC Hotel Little Rock Downtown is located minutes from the Bill Clinton Presidential Library and 33-acre Riverfront Park extending 11 blocks on the Arkansas River. AC Hotel is located within two historic buildings, drawing inspiration from Little Rock's geography and landscapes. Immerse yourself in the sophisticated, European inspired interior and reflective local art. The Beaux Arts-style 5-story building was built in 1923 and just recently renovated in 2020. The renovation included redeveloping 82,000 SF into a European-inspired modern hotel with many of the original fixtures remaining. The hotel features 114 rooms, business library, bar and lounge, new elevators and fitness center. In 2020 this remarkable project won the Associated Builders & Contractors of Arkansas 2020 Excellence in Construction Eagle Award in the Historical Renovation over \$5M Category.



Market Overview

Little Rock is the capital and most-populous city in Arkansas. The city is also the county seat of Pulaski County. Little Rock has a Census population of over 202,000 and is considered where “America Comes Together,” as 40% of the nation’s population and buying power is within a 550-mile radius of the city. The nation’s most heavily traveled Interstates, I-30 and I-40, also run through Little Rock. The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 “Best Places for Business and Careers.”



DEMOGRAPHICS

BASED ON 10 MILE RADIUS AROUND THE PROPERTY



298,802

Population

126,626

2022 Households

38.8

Average Age (2022)

\$75,696

Average Household Income

11,743

Businesses (2022)

Market Overview

HEADLINE ANNOUNCEMENTS | 2022



In 2021, Amazon opened a 3.4 million SF fulfillment center at the Port of Little Rock and a 1.2 million SF facility in North Little Rock that is currently the largest single-story facility in the country. Collectively, the two facilities are expected to employ over 5,000 people. In addition, Amazon opened a 245,000 SF “last-mile” delivery station along I-30, which will employ 400+. Amazon’s investments in the region exemplifies the strong workforce, business culture, and growth of Central Arkansas.



Trex Company, the world’s #1 brand of wood-alternative decking has announced plans to develop a new multi-faceted production site in Little Rock. Trex expects to invest an estimated \$400 million and employ over 500. The project is expected to break ground in Q1 of 2022.



In 2022, Dollar General will construct a \$140 million dollar warehouse distribution center that will create at least 600 jobs in Central Arkansas. This announcement was one of many in 2022 for large construction projects and long-term job opportunities in Central Arkansas.



In January of 2022, Tractor Supply Co. announced plans to build a new \$100 million, 900,000-SF distribution center in Central Arkansas. The facility, expected to open in late 2023, would employ 450 full-time workers and service 250 Tractor Supply stores, the company said. The center will be the 10th of its kind in the US.



Simmons Bank is a publicly traded banking institution headquartered in Downtown Little Rock. Simmons has approximately \$25.1 billion in total assets with more than 2,800 associates across six states. As one of the fastest growing banks in the region, Simmons recently expanded their corporate operations in Little Rock by acquiring an additional 100,000 SF of office space, growing their HQ footprint to exceed 300,000 SF.



In 2022, the reimagined Arkansas Arts Center will become one of the regions top cultural destinations. The \$140 Million, 127,000 campus is centrally located in the heart of Little Rock’s MacArthur Park.

BANKING



MEDICAL



FINANCE & TECH



RETAIL & SERVICES



OTHER





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