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CREATIVE/PRODUCTION SPACE FOR LEASE

1501 S Main Street, Little Rock, AR



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Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate/Type	Contact Agent Modified Gross
Address	1501 S Main Street, Little Rock, AR 72202
Property Type	Retail/Office
Available SF	<ul style="list-style-type: none"> ○ Suite 6 – ±1,200 SF ○ Suite 7 – ±2,420 SF
Building Size	±21,800 SF
Lot Size	±0.96 Acres
Parking	100 Surface Spaces (4.76/1,000 SF)
Frontage	<ul style="list-style-type: none"> ○ S Main Street – ±300 feet of frontage ○ E 15th Street – ±140 feet of frontage ○ E 16th Street – ±140 feet of frontage

PROPERTY HIGHLIGHTS

- Recently renovated mixed-use property in the heart of Little Rock’s SoMa District, offering two available creative office/retail suites
- Bright, character-rich interiors featuring tall ceilings, expansive windows, and abundant natural light
- Ample on-site parking, a rare amenity in one of Little Rock’s most walkable urban neighborhoods
- Positioned in the center of SoMa and steps from Pettaway, two of Little Rock’s most trend-forward and rapidly expanding urban districts
- SoMa was named a “Next Great Neighborhood” by Southern Living for its walkability, historic character, and thriving local business scene
- Walkable to some of the city’s most popular local destinations, including The Root Cafe, Raduno Brick Oven & Barroom, Community Bakery, and Rock Town Distillery
- Surrounded by a thriving mix of restaurants, retail, galleries, museums, parks, historic homes, and apartments that drive steady neighborhood activity
- Minutes from the I-30 / I-630 interchange, providing quick connectivity to downtown Little Rock, the financial district, entertainment core, and the city’s major medical corridor



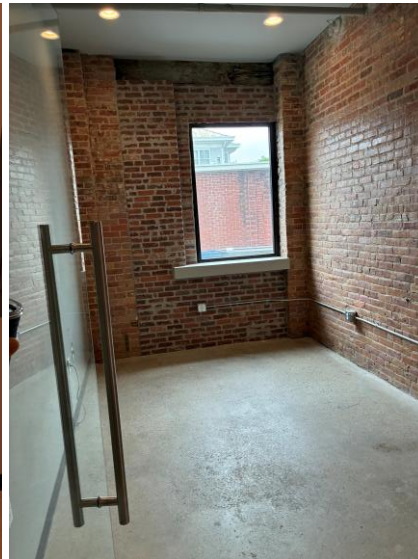








SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 6	±1,200 SF	MG	Contact Agent
Suite 7	±2,420 SF	MG	Contact Agent



Little Rock, Arkansas



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 significant population growth over the past decade, driven by three major universities, a growing technology sector, and a variety of government- and business-related industries. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.” 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](#)).

SoMa, specifically, is an eclectic neighborhood and one of the most popular in Little Rock, known for its diverse blend of businesses, historic homes, revitalized apartments, and new construction. Located adjacent to downtown Little Rock, SoMa offers convenient proximity to many historic Little Rock sites, such as Central High School, Mt. Holly Cemetery, Mosaic Templars Cultural Center, the Clinton Presidential Library, and more. SoMa is a Main Street America Accredited Program by the National Main Street Center and Main Street Arkansas, and it was named a “Next Great Neighborhood” by [Southern Living](#) Magazine.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	30,819	77,332	278,178
Households	12,166	29,889	116,896
Average Age	37.0	36.9	39.3
Average Household Income	\$64,270	\$65,287	\$83,857
Businesses	620	1,599	10,531

**Demographic details based on property location*

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 undergone significant revitalization and is now a thriving, walkable, family-friendly destination 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, 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, which attract large crowds each year. Also in the district is the ESSE Purse Museum, the only purse museum in the U.S. and one of only three worldwide.



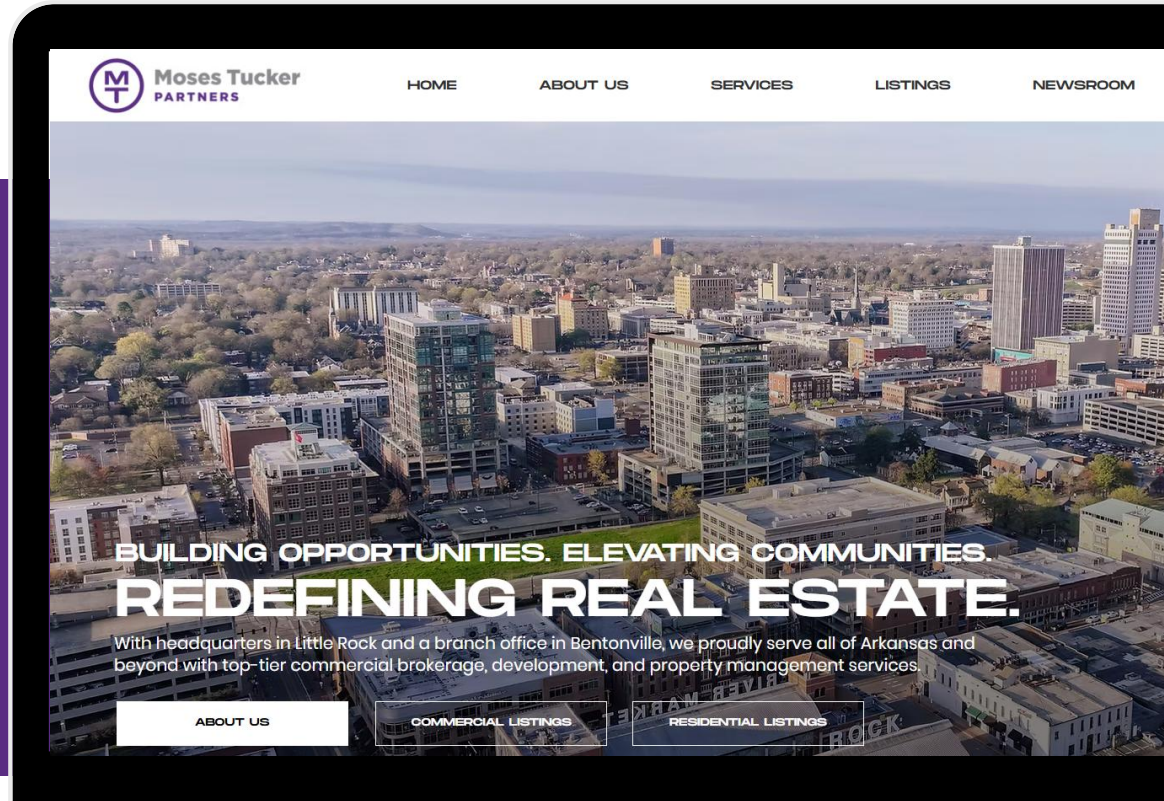
CONNECT

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