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MULTIFAMILY INVESTMENT OPPORTUNITIES

Midtown | B Street, Little Rock, Arkansas



PARK PLAZA

MIDTOWNE
LITTLE ROCK

5622 B Street

5610-5612 B Street

5604-5606 B Street

5522-5524 B Street

CONTACT US TODAY
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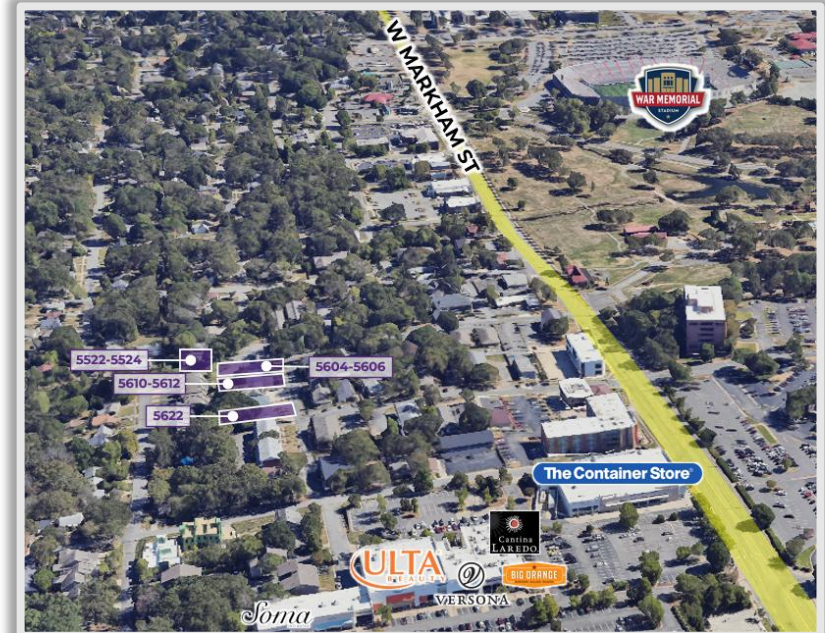
Property Understanding

OVERVIEW

Offering	For Sale			
Price	\$195,000	\$375,000	\$195,000	\$385,000
Street Number	5604 & 5606	5522 & 5524	5610 & 5612	5622
Address	B Street, Little Rock, Arkansas 72205			
Property Type	Multifamily			
Building Size	1,640 SF	3,600 SF	1,620 SF	3,456 SF
Lot Size	0.14 Acres	0.24 Acres	0.22 Acres	0.21 Acres
Total Units	2 Units	4 Units	2 Units	4 Units
Unit Mix	2 Bed/1 Bath	1 Bed/1 Bath	2 Bed/2 Bath	<ul style="list-style-type: none"> ○ Two - 2 Bed/2 Bath ○ Two - 1 Bed/1 Bath
Average Unit SF	820 SF	900 SF	810 SF	Avg. 864 SF
Year Built	1963	1972	1963	1963

PROPERTY HIGHLIGHTS

- Prime multifamily investment opportunities in the heart of the Midtown District in downtown Little Rock
- Conveniently situated off one of Little Rock's main arterials: W Markham St (0.1 miles)
- Premium location within minutes of Little Rock's medical corridor
- Near Park Plaza Mall and numerous national retailers: Ulta, The Container Store, McDonald's, Chipotle, and Dillard's, among others
- Proximity to I-630 (1.0 mile) and downtown Little Rock (4.8 miles)



LOOKING WEST

PARK PLAZA

MIDTOWNE
LITTLE ROCK



5622 B Street

5610-5612 B Street

5604-5606 B Street

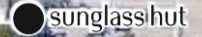
5522-5524 B Street

B STREET

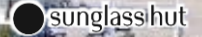
LOOKING SOUTHWEST



Interstate 630
123,000 VPD



Dillard's PARK PLAZA



The Container Store



W Markham St
27,000 VPD

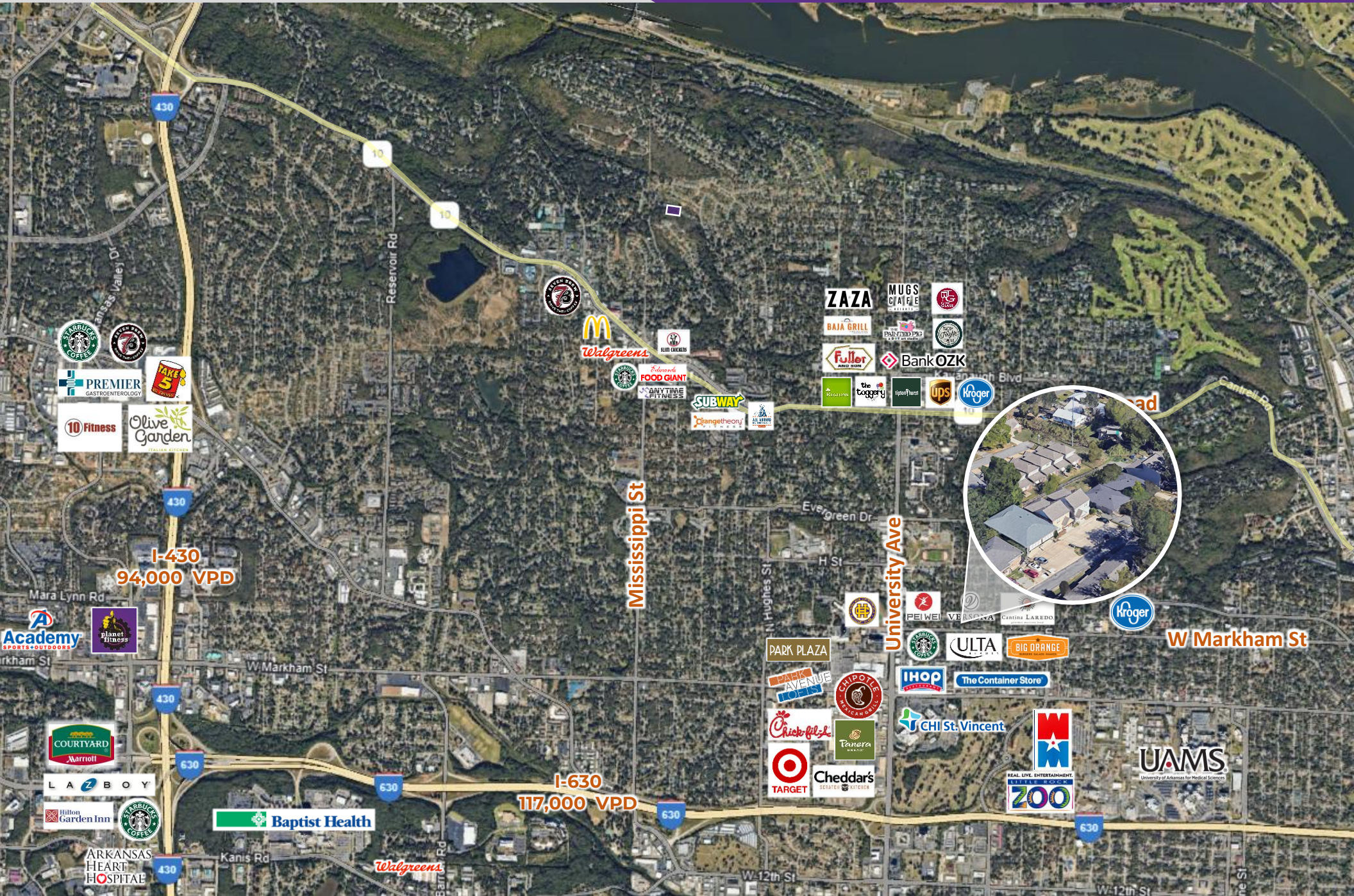
B STREET

5622 B Street

5610-5612 B Street

5604-5606 B Street

5522-5524 B Street











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	70,495	152,394	333,420
Households	32,038	69,346	144,667
Average Age	40.2	39.7	39.8
Average Household Income	\$96,947	\$85,580	\$92,575
Businesses	4,115	8,951	13,595

**Demographic details based on property location*

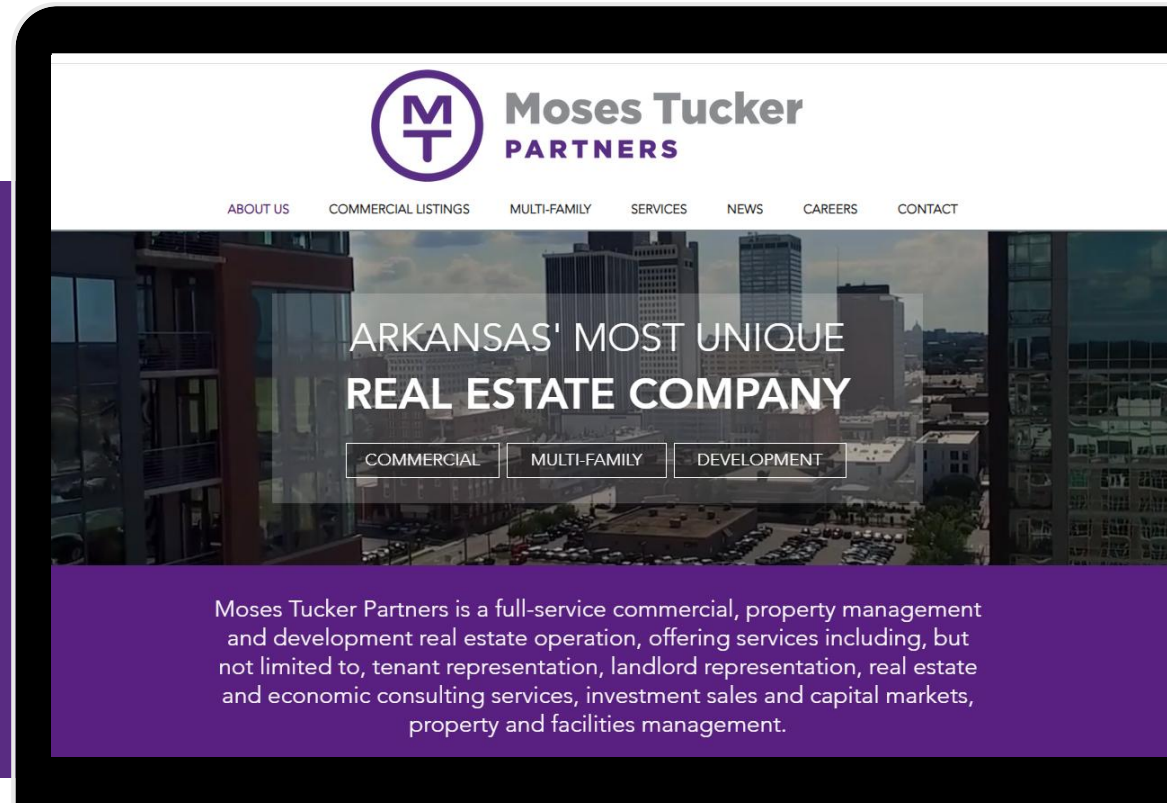
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