

Argenta Creative Multi-Use Space

201 East Broadway, North Little Rock, AR



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Property features

Mixed-Use Space for Sale

- Lot size: 0.89 acres
- Total floor area: 17,458 SF
- Additional mezzanine: 3,990 SF (office & collaborative space)
- Offering price: \$2,150,000
- Renovated in 2015
- Zoned: C-6
- Features EDA grant assumption for any public entity **subject to EDA approval* (contact broker for details/regulations)
- On-site dedicated parking and street parking
- Easy access to Interstate 30
- Traffic count: approximately 13,300 vehicles per day on Broadway Street and approximately 57,500 vehicles per day on I-30

Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
4,912	51,757	118,119



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
2,850	25,378	53,738



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$86,928	\$80,252	\$88,009



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Regional statistics

Simmons Bank Arena

Seating capacity of 18,000 people
28,000 SF of meeting/conference space
with 29 luxury suites

Dickey-Stephens Park

Home to **Arkansas Travelers**
Seating capacity of 7,300 people

New Convention Center:

31,000 SF
Up to 1,500 people
(Expected completion date: March 2026)

Arena District:

96-room **Aloft** hotel
7,000 SF event venue
(Expected completion date: 2027)



ARGENTA
East View



Neighboring **Developments**

NEW ARENA DISTRICT

A \$25 million mixed-use development is being constructed next to Simmons Bank Arena, featuring a 96-room Aloft hotel, the relocation of Willy D's Dueling Pianos from Little Rock, and a 7,000-square-foot event venue.

Groundbreaking for the development was held in November 2025 and construction is expected to take approximately 18 months. Once complete, the site will further connect the Argenta Arts District with the surrounding entertainment corridor.

NEW NORTH LITTLE ROCK EVENT CENTER

A new 31,000-square-foot convention center at 120 Main Street is under construction and expected to be completed in early 2026. Features include a ballroom, a pre-function area, and a prep-kitchen. The center will accommodate up to 1,000 for dinner and 1,500 for an event or show.



OPEN TO BELOW

BLANK 10' x 10'

MECH. 10' x 10'

LOFT CONNECTION STC

OPEN TO BELOW

WOMENS T.L.T.

MENS T.L.T.

CONCOURSE LOFT 3150 SF

OPEN TO BELOW

HIGH ROOF ABOVE

OPEN TO BELOW

POSSIBLE UPPER FLOOR STORAGE OR MECH.

OPEN TO BELOW

MECH. 214 SF

MECH. 211 SF

UP ATTIC 514 SF

OPEN TO BELOW

OPEN TO BELOW

② SCHEMATIC PLAN - UPPER FLOOR
1/8" = 1'-0"

① SCHEMATIC PLAN - LOWER FLOOR
1/8" = 1'-0"

Property photos



Property photos



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201 EAST BROADWAY STREET, NORTH LITTLE ROCK, AR



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