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RIVERFRONT RESTAURANT SPACE FOR LEASE

500 President Clinton Ave, Little Rock, AR



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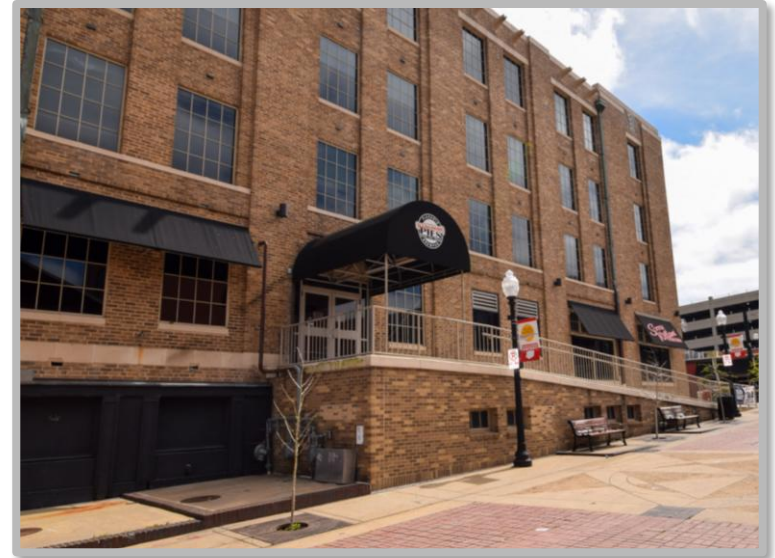
Property Understanding

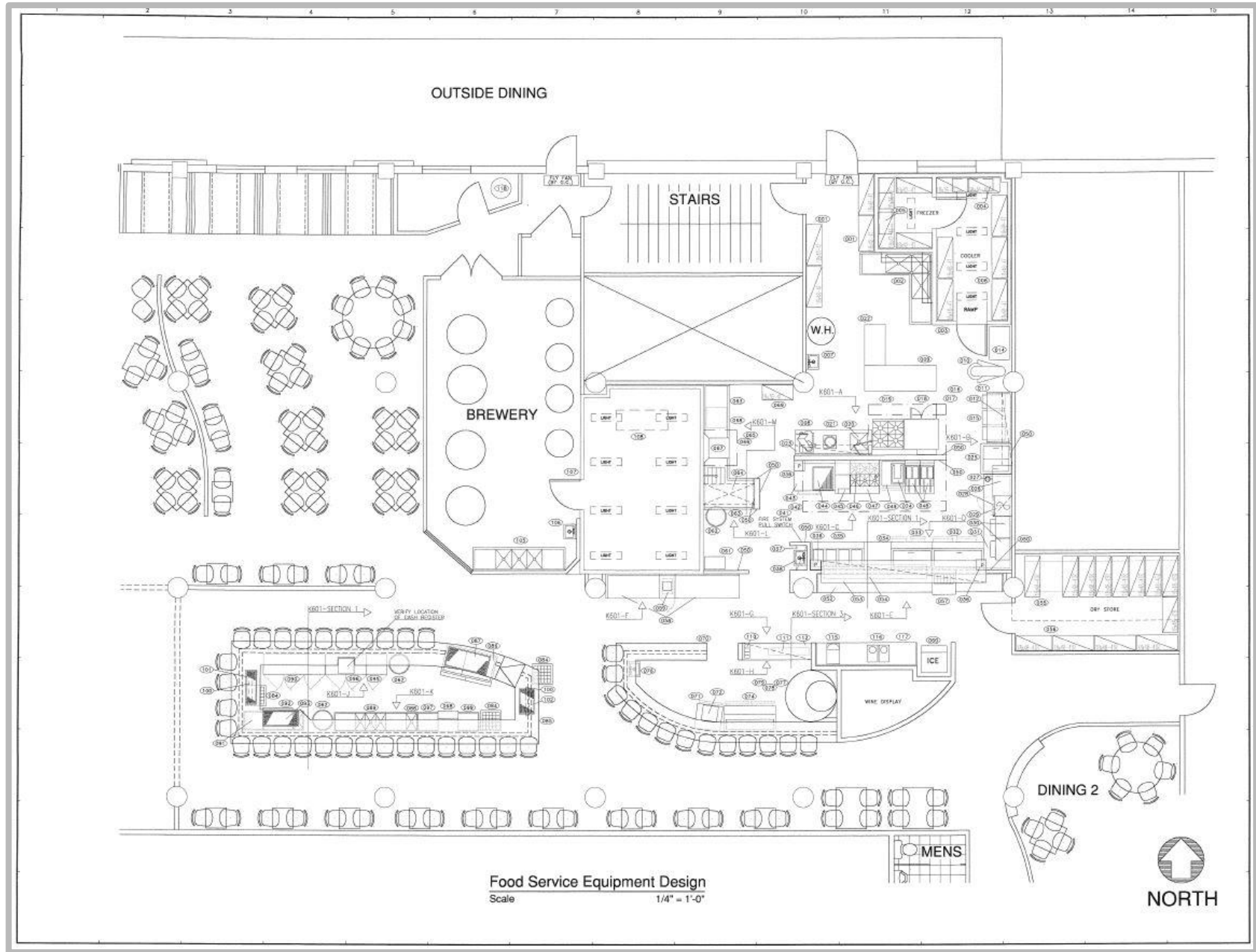
OVERVIEW

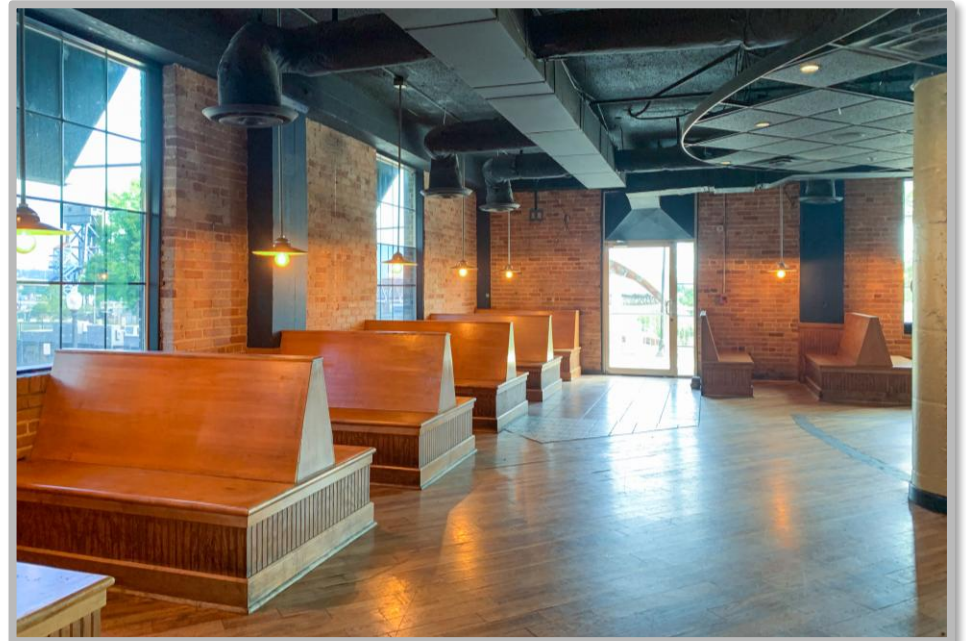
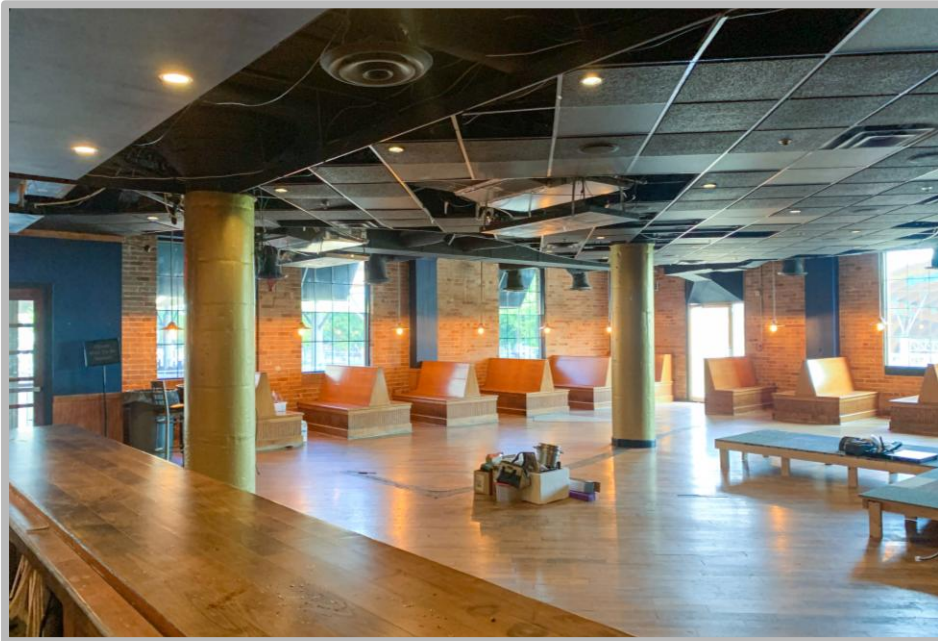
Offering	For Lease
Lease Rate	Call agent for pricing
Lease Type	Full Service
Address	500 President Clinton Ave
City/State	Little Rock, AR 72201
Property Type	Restaurant
Available SF	<ul style="list-style-type: none"> ○ Suite 105 - ±7,278 SF ○ Outdoor Patio – ±1,500 SF
Building Size	±240,000 SF
Year Built/Renovated	1926/2022
Lot Size	±1.32 Acres
Zoning	Urban Use

PROPERTY HIGHLIGHTS

- Suite 105 has served as a micro brewery and restaurant location for over 25 years
- The space has entrances from Clinton Ave and within Museum Center, and it features a bar in the dining room, a party room, and a ±1,500 SF outdoor patio overlooking the Riverfront Amphitheatre
- Large kitchen area with freezer and refrigeration; ventilation and grease trap already in place
- 4 new HVAC units installed in 2019
- Exterior signage at the corner of Clinton Ave and River Market Ave intersection; awnings located over the main entrance
- Museum Center is located in the heart of the sought-after River Market District. The amenities-rich neighborhood includes coffee shops, restaurants, hotels, retail, banking and convention centers
- Over \$1 million has been invested into the property in recent years, including a new roof and common area
- Professionally managed with on-site security







**PARKING IN THE RIVER
MARKET & CONVENTION
CENTER DISTRICTS**



-  **PARKING GARAGE**
-  **SURFACE LOT**
-  **STREET PARKING**



Building History

Formerly known as the Terminal Warehouse Building, Museum Center occupies more than one square block in downtown Little Rock—the city's warehouse and manufacturing center from the turn of the century until the early 1900s. Today, the property is one of only two warehouse buildings remaining from the 1920s growth period.

Designed in the Venetian gothic style by architect Eugene Stern in 1926, the prominent building is surrounded by longstanding commercial structures also hailing from the early 1900s. At the time of its construction, Museum Center was heralded as the largest building in Little Rock. The advantageous location and proximity to the river and former railroad tracks proved a natural location for the construction of several large office and warehouse buildings in the 1920s and 30s. It was during this period that developer Stonewall Jackson Beauchamp built the Terminal Warehouse in partnership with John Deere Co. and food brokers Johnson and Cooper. The Terminal Van and Storage Co. was among the building's first tenants.

The substantial brick property enjoys a physically and commercially favorable position parallel to the Arkansas River and adjacent to the former Missouri Pacific Railroad. Museum Center is situated in the heart of what is now known as the River Market District, the premier entertainment destination in downtown Little Rock.

Source: National Register of Historic Places



River Market District

The River Market District is the vibrant centerpiece of downtown Little Rock, Arkansas, known for its lively atmosphere, eclectic mix of dining and entertainment, and scenic location along the Arkansas River. As a key cultural and economic hub, the district features a variety of attractions, including the Ottenheimer Market Hall, an indoor marketplace offering diverse culinary options, and the Little Rock River Market Pavilion, which hosts farmers' markets, concerts, and special events.

The district features a variety of popular restaurants, including Cache Restaurant, known for its upscale dining and riverfront views; Sonny Williams' Steak Room, a classic spot for premium steaks and seafood; Flying Fish, a casual eatery specializing in Southern-style seafood; and @ The Corner, a beloved brunch destination offering modern takes on classic diner fare. The area also boasts lively bars and entertainment venues, making it a hotspot for nightlife.

Throughout the year, the River Market District hosts major events such as Jazz in the Park, a free outdoor concert series, and the Little Rock Farmers' Market, which runs from May through September. The district also offers access to the Arkansas River Trail, a scenic path perfect for walking, biking, and taking in the city's natural beauty.

With its blend of history, culture, and modern development, the River Market District has become a focal point for business, tourism, and nightlife in Little Rock, offering an energetic and welcoming atmosphere year-round.



The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.



The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



Little Rock, AR



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*

Population

3 MILES

40,945

5 MILES

109,823

10 MILES

292,332

Households

19,944

50,128

127,812

Average Age

40.7

40.3

39.7

Average Household Income

\$74,769

\$81,059

\$84,717

Businesses

3,226

6,460

12,845

**Demographic details based on property location*

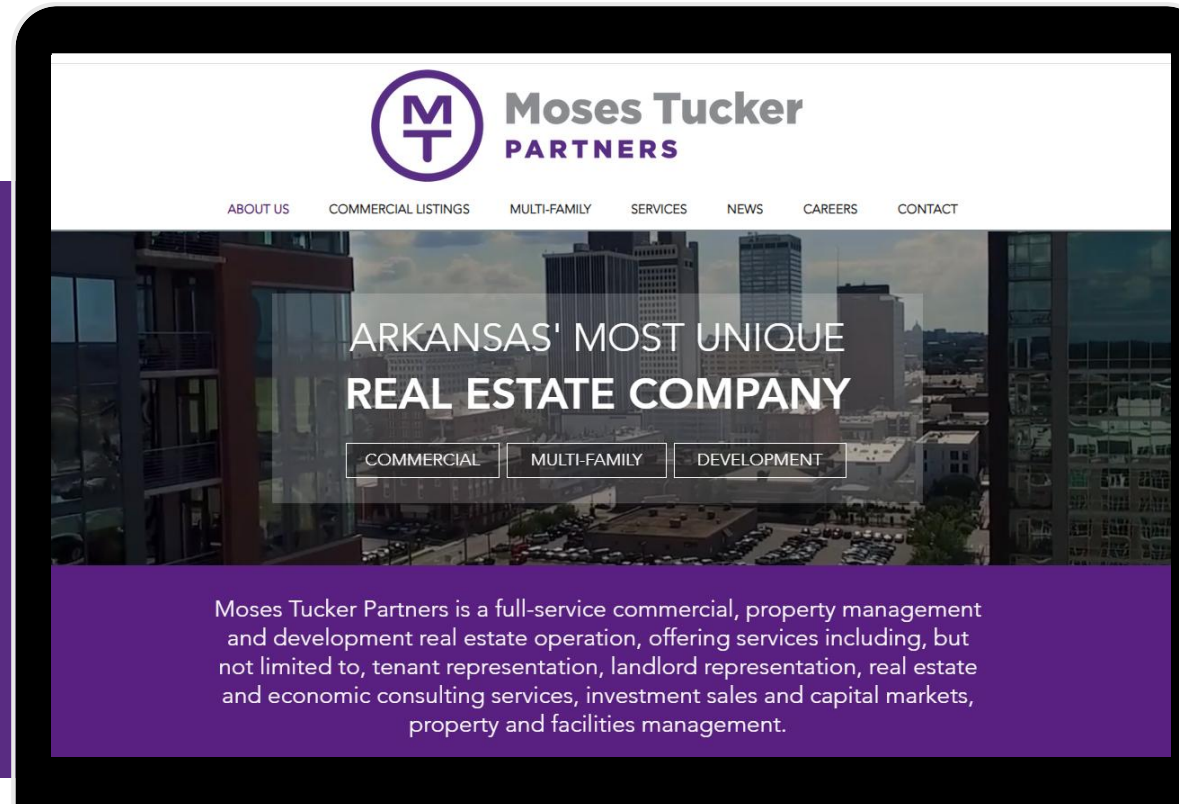
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