

200 EAST BROADWAY STREET, NORTH LITTLE ROCK, AR

2ND STREET PROMENADE DISTRICT

- District Boundary
- Promenade
- Promenade Connectors
- 200 Broadway Street
- SIX BRIDGES CORRIDOR CONNECTORS
- Arkansas River Trail
- Rock Region Metro Streetcar Stops
- Bridges

MAJOR ANCHORS

- Arkansas Boathouse Club
- Arkansas Inland Maritime Museum
- Arkansas Regional Innovation Hub
- Arkansas Sports Hall of Fame
- Dickey Stephens Park
- Verizon Arena
- Robinson Center
- Old Statehouse Museum
- Statehouse Convention Center
- Historic Arkansas Museum
- Central Arkansas Library System
- Arkansas Studies Institute
- First Security Amphitheater
- River Market
- Museum of Discovery
- Witt Stephens Nature Center
- Clinton Presidential Park



Offering Highlights

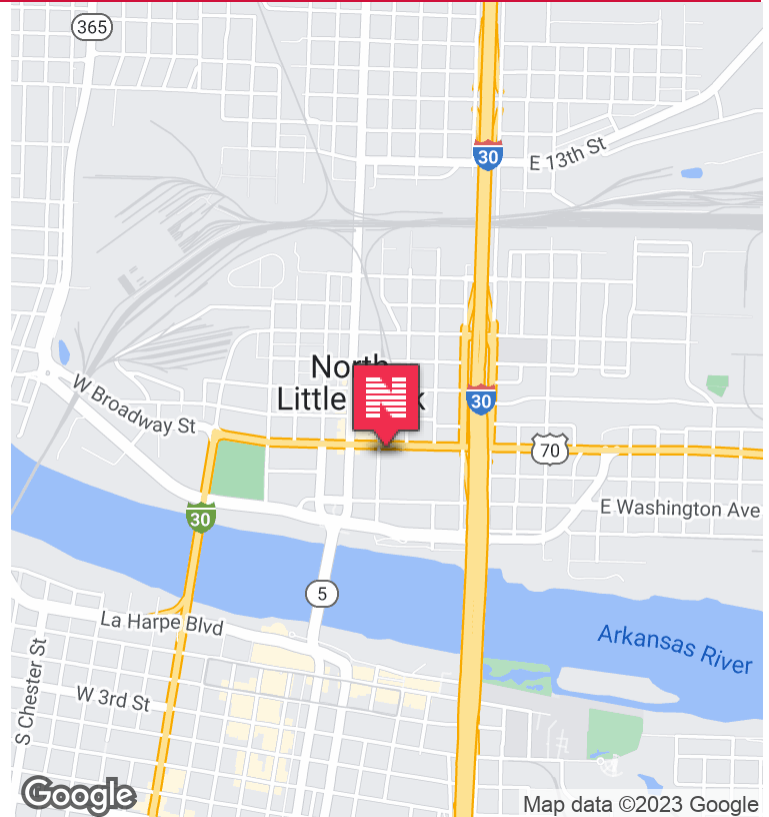
Sale Price	\$1,500,000
Lot Size	± 1.28 Acres
Zoning	C-6
Market	Central Arkansas
Sub Market	Downtown Little Rock-North Little Rock
Cross Streets	Poplar Street
Population	5 mile radius – 50,300 10 mile radius – 299,300 50 mile radius – 1,027,000
Daily Traffic Count	Main Street – 15,000 Broadway Street – 12,000 Interstate 30 – 102,000 Broadway Bridge – 23,000

Greg Nabholz, CCIM Senior Managing Director 501.329.4468 gnabholz@newmarkmtp.com

PRIME MIXED USE DEVELOPMENT SITE IN DOWNTOWN LITTLE ROCK-NORTH LITTLE ROCK

2ND STREET PROMENADE IN THE ARGENTA ARTS & INNOVATION DISTRICT

200 EAST BROADWAY STREET, NORTH LITTLE ROCK, AR



Property Overview

Ideal for Mixed Use Retail, Office, Residential, Entertainment and Hotel Uses.

In the heart of Little Rock and North Little Rock's creative corridor in the Argenta Arts & Innovation District, this site is directly next to Verizon Arena and is one block from the Junction Bridge. It is three blocks from Dickey Stephens Park and is also across the street from the Arkansas Regional Innovation Hub, the regions new emerging location for entrepreneurs to locate and grow their businesses.

This property is also one block from a Rock Region Metro Streetcar stop, two blocks from I-30, one block to Ark. River Trail, and 10 minutes to Little Rock National Airport

Newmark
Moses Tucker Partners
www.newmarkmtp.com

Central Arkansas
200 River Market Ave, Suite 501
Little Rock, AR 72202
501.376.6555

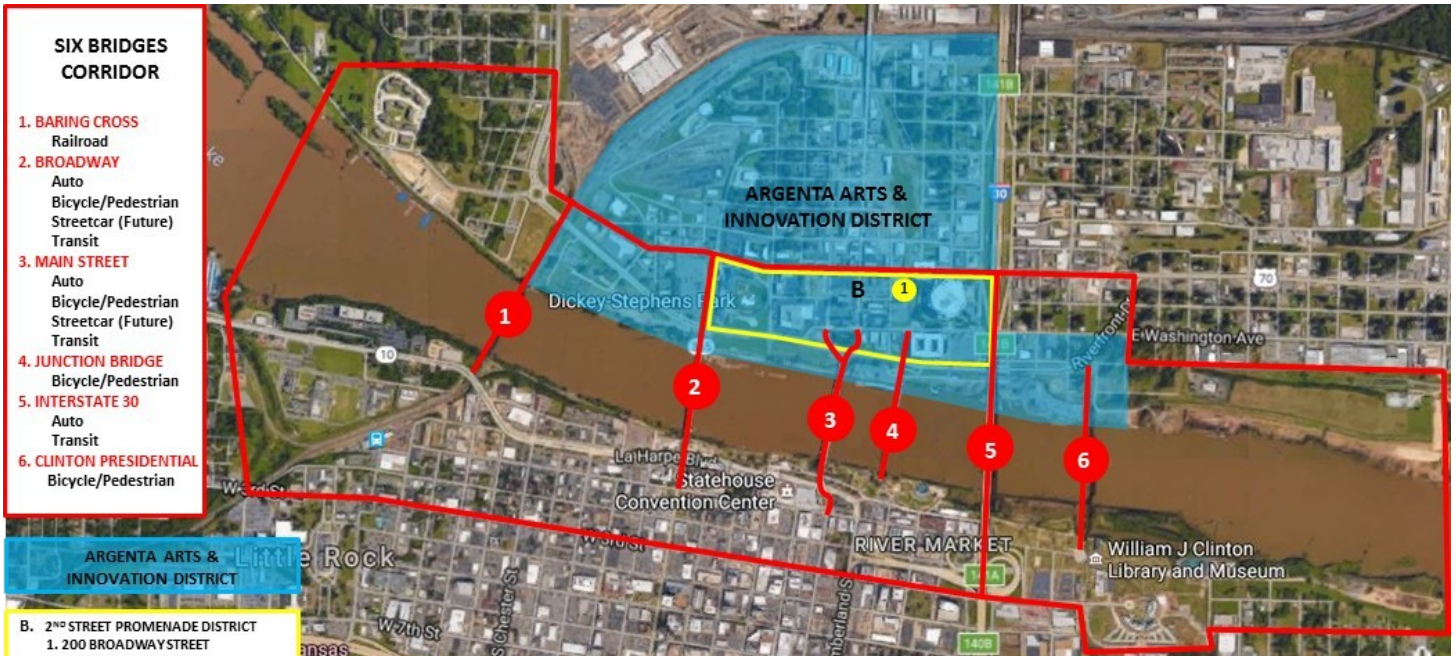
Northwest Arkansas
805 S Walton Blvd
Bentonville, AR 72712
479.271.6118

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DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK SIX BRIDGES CORRIDOR

2ND STREET PROMENADE IN THE ARGENTA ARTS & INNOVATION DISTRICT

200 EAST BROADWAY STREET, NORTH LITTLE ROCK, AR



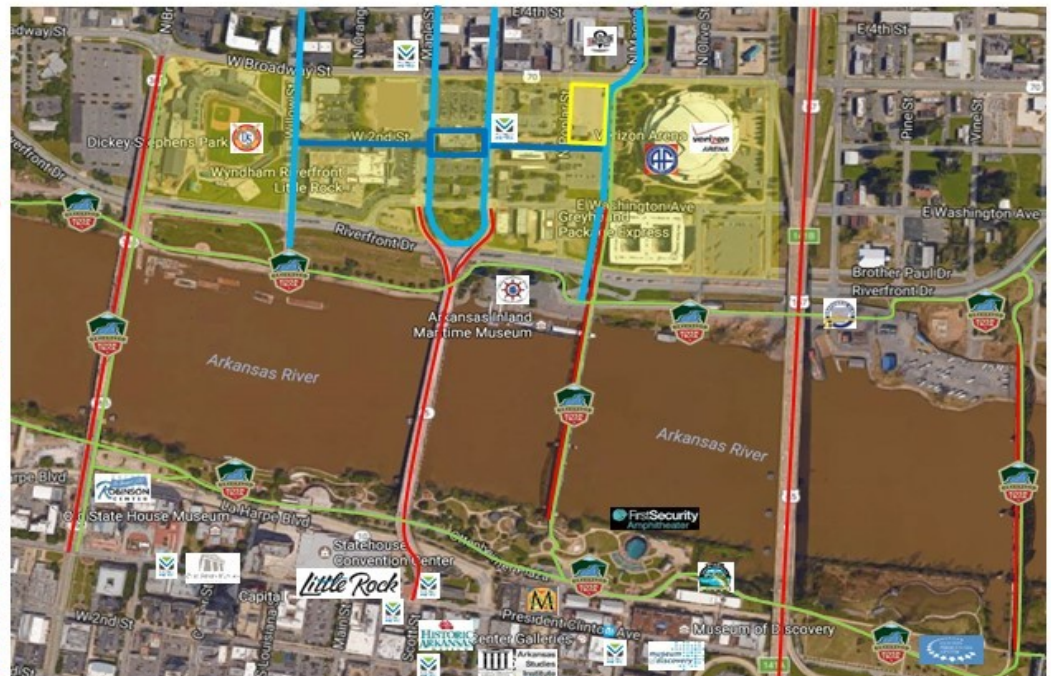
201 Maple Street (Yellow Outline) 2nd Street Promenade District (Shaded Yellow) 2nd Street Promenade (in Blue) and the Major Anchors

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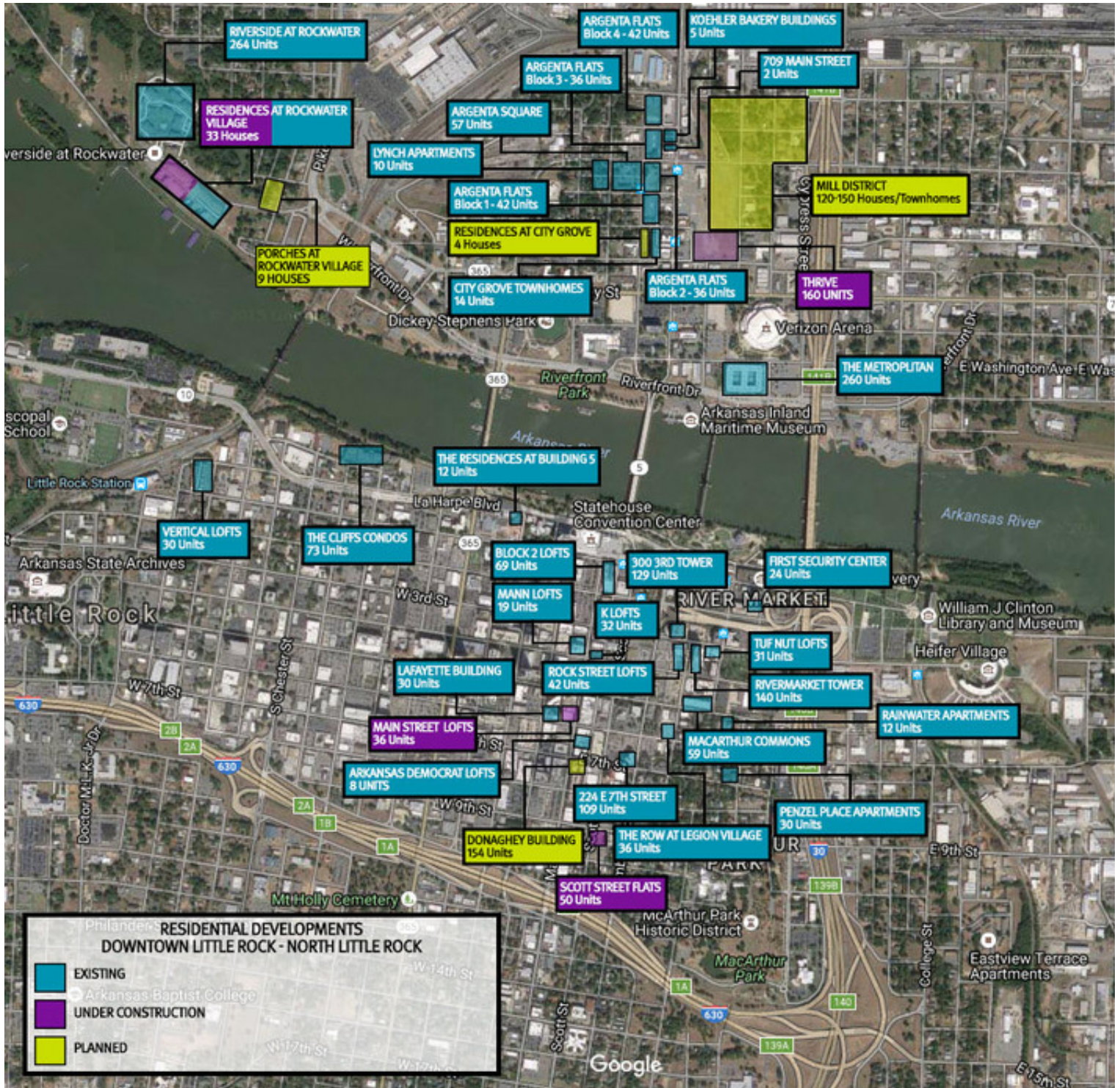
Six Bridges Corridor (Red) 2nd Street Promenade District (Yellow)

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DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK

2ND STREET PROMENADE IN THE ARGENTA ARTS & INNOVATION DISTRICT

RESIDENTIAL DEVELOPMENT ACTIVITY NEAR 200 EAST BROADWAY STREET

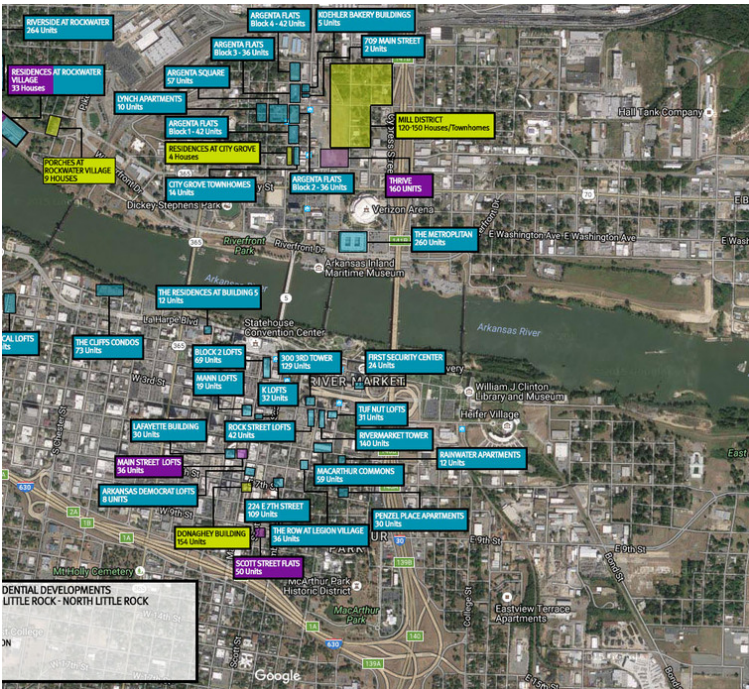
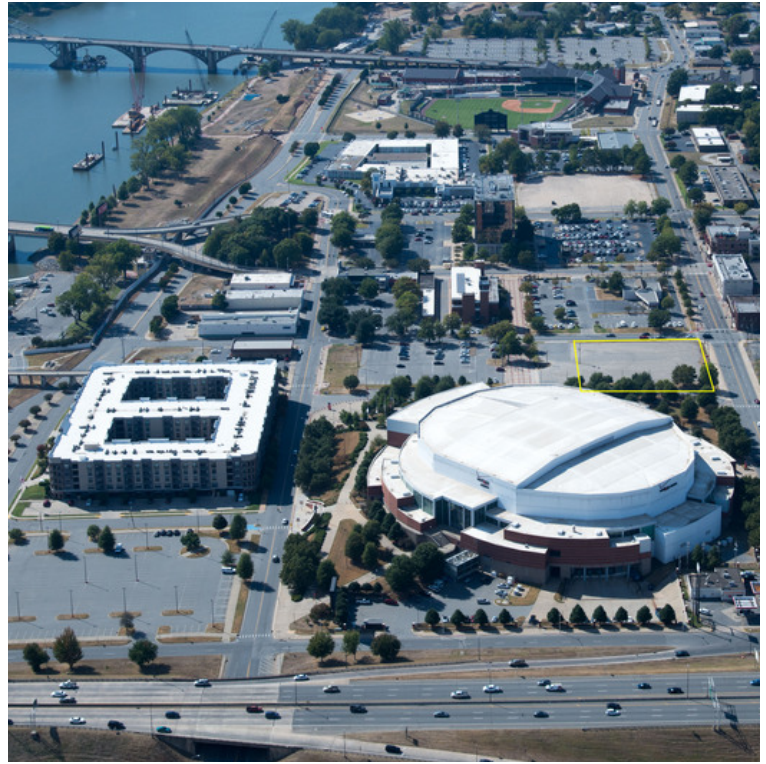


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DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK SIX BRIDGES CORRIDOR

MAJOR DESTINATION ANCHORS IN THE 2ND STREET PROMENADE DISTRICT

ARGENTA ARTS & INNOVATION DISTRICT - NORTH LITTLE ROCK



Dickey Stephens Park



Arkansas Regional Innovation Hub



Arkansas River Trail



Arkansas Inland Maritime Museum - USS Razorback



Arkansas Sports Hall of Fame Museum



Verizon Arena

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