

Downtown Little Rock/North Little Rock In the Argenta Arts & Innovation District

FOR SALE - PRIME MIXED USE DEVELOPMENT SITE

THE MILL DISTRICT - 406 MAIN STREET, NORTH LITTLE ROCK, AR



Offering Highlights

| | |
|---------------------|---------------------------------------|
| Sale Price | \$395,000 |
| Lot Size | ± 0.41 Acres |
| Zoning | C-6 |
| Market | Central Arkansas |
| Sub Market | Downtown Little Rock - N. Little Rock |
| Cross Streets | 4th Street |
| Highest & Best Use: | Mixed Use Retail/Office |
| Population | 3 Mile Radius - 50,300 |
| | 10 Mile Radius - 299,300 |
| | 50 mile Radius - 1,028,000 |

Daily Traffic Counts

| |
|--------------------------|
| 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

J. Fletcher Hanson Principal & Executive Managing Director **501.952.4975** fhanson@newmarkmtp.com

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Moses Tucker Partners
www.newmarkmtp.com

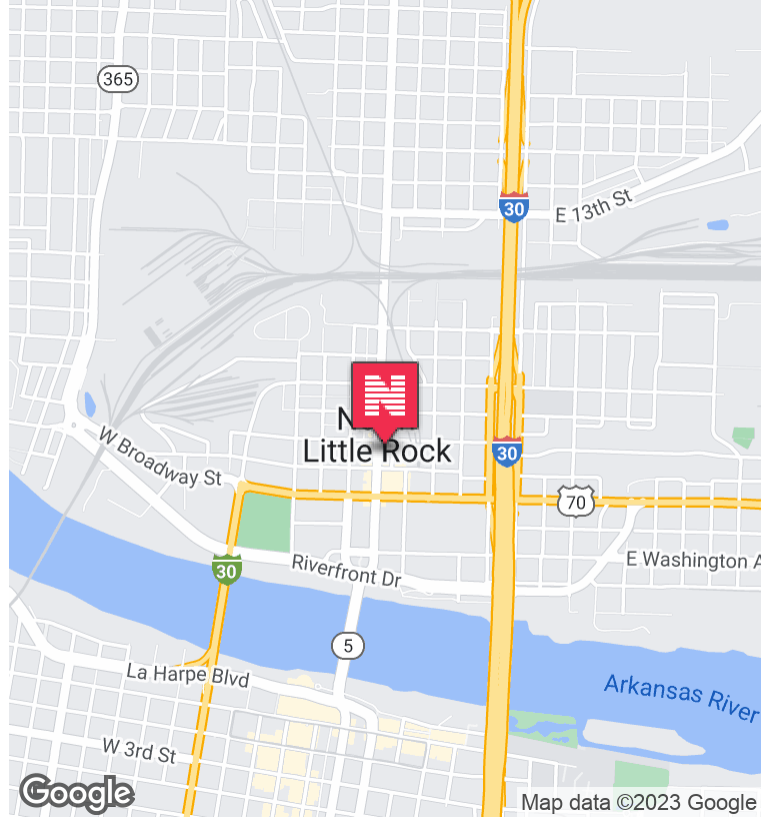
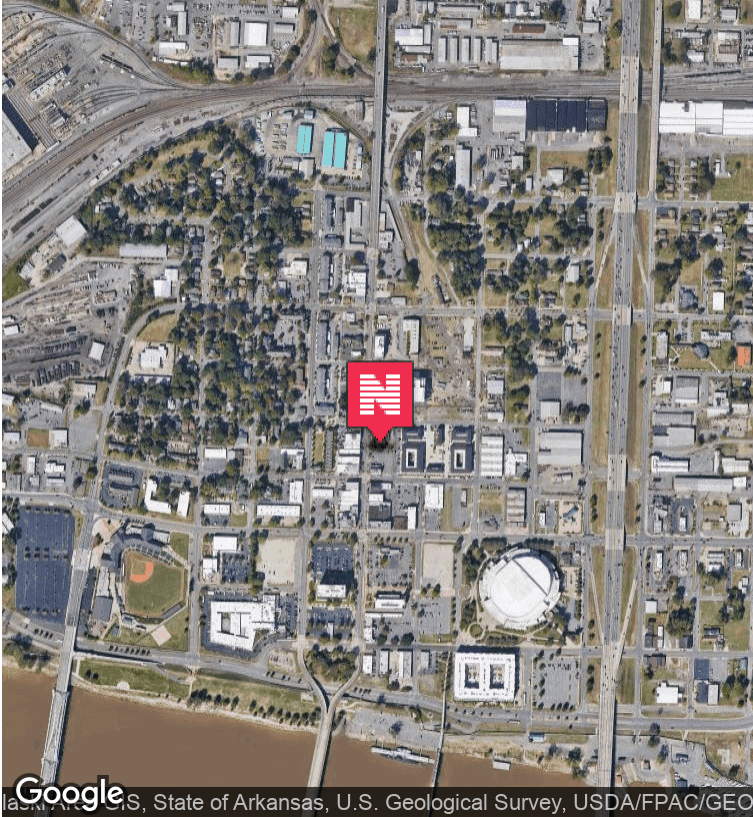
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200 River Market Avenue, Suite 501, Little Rock, AR 72201 | Main: 501.376.6555

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Property Overview

- Prime Development Site in a walk-able mixed use neighborhood
- Restaurants, Breweries, Shops, Drug Stores, Banks, Art Galleries, and Entertainment nearby
- Adjacent to the Arkansas Regional Innovation Hub, Argenta Library, and Argenta Community Theater
- 1 Block from Verizon Arena and 3.5 blocks from Dickey Stephens Park
- Adjacent to Rock Region Streetcar Stop, 3 blocks from Interstate 30, & 10 min. to National Airport
- Regional Destination Draw Area - 1,020,000 (within 45 minute drive of site)
- Approximately 1,000,000 Annual Visitors to Argenta Arts District

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

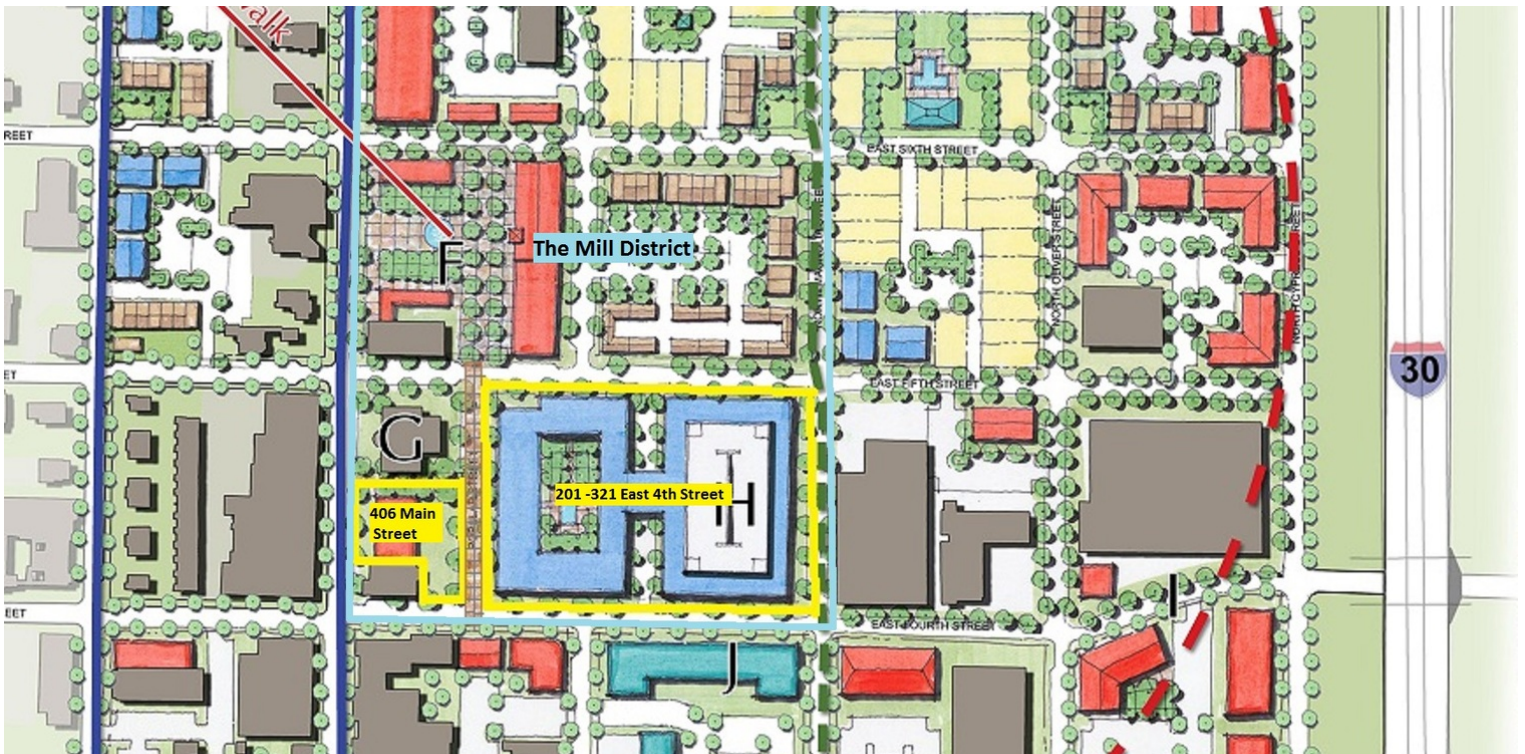
Northwest Arkansas
805 S Walton Blvd
Bentonville, AR 72712
479.271.6118

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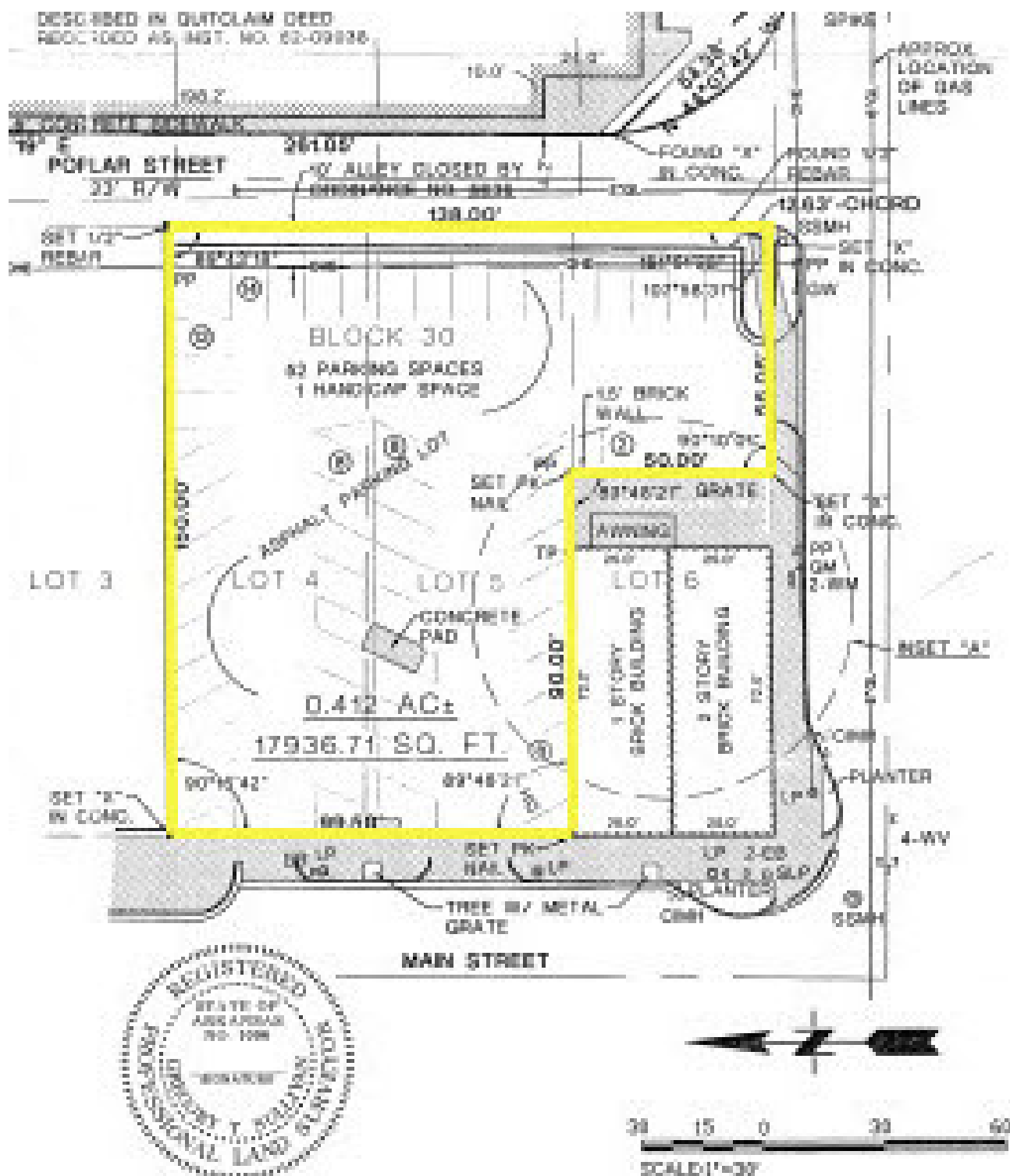
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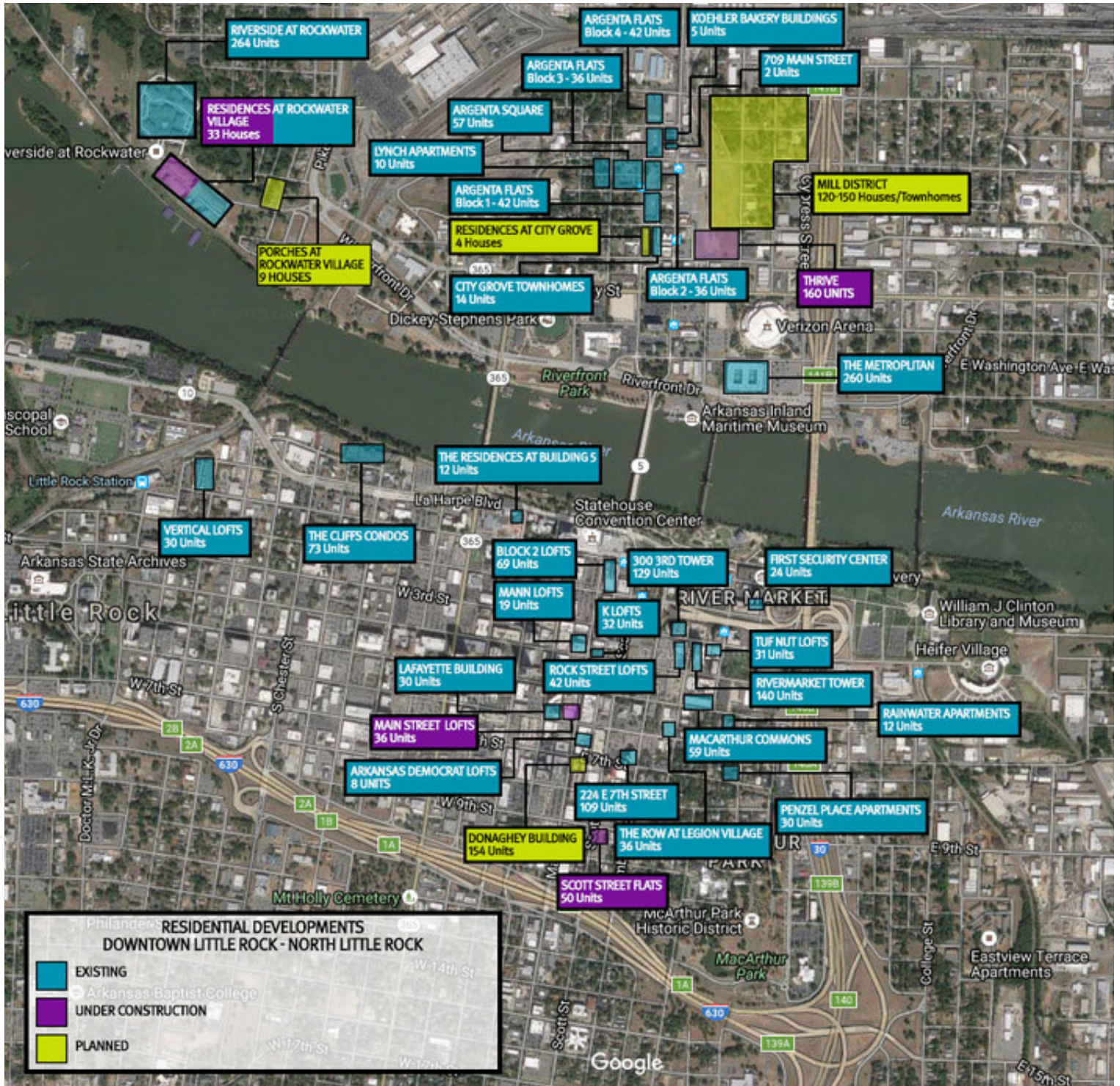
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RESIDENTIAL DEVELOPMENTS

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