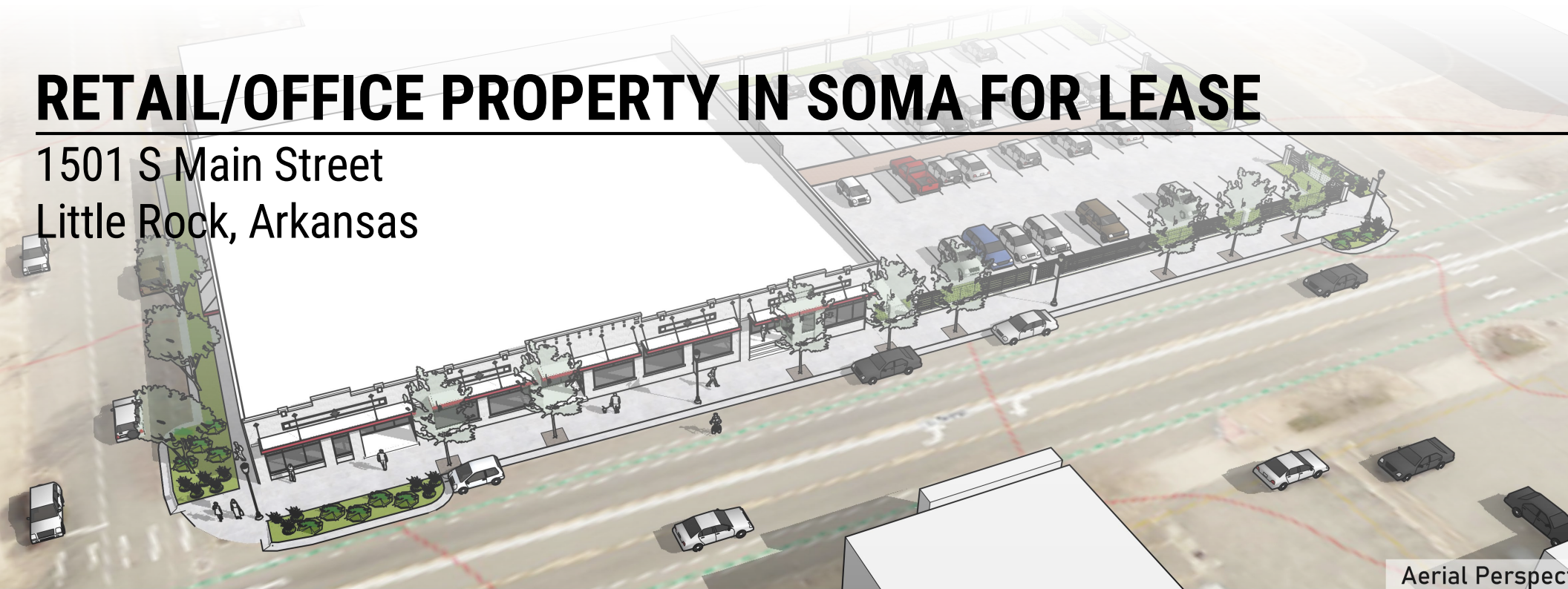


RETAIL/OFFICE PROPERTY IN SOMA FOR LEASE

1501 S Main Street
Little Rock, Arkansas



Aerial Perspective



Street Perspective

PRESENTED BY:

Eric Nelson Associate Director 501.951.1802 enelson@newmarkmtp.com



200 River Market Avenue, Suite 501
Little Rock, Arkansas 72201
www.newmarkmtp.com

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Available SF (see floor plan):	±18,373 SF
Lease Rate:	\$16.00 SF/YR
Lease Type:	NNN
Lot Size:	±0.96 Acres
Building Size:	±22,160 SF
Market:	Central
Sub Market:	Little Rock (SOMA)



East 15th Street Perspective

PROPERTY HIGHLIGHTS

- Retail/Office on S Main Street in thriving SOMA District
- Ample on-site parking
- Historically renovated property in heart of SOMA district
- Various configurations of space available
- Located in an Opportunity Zone
- Street front entrance for office space



Main Street Perspective

LOCATION OVERVIEW

Approximately 18,373 SF of retail/office space available for lease. Retail bays available from 790 SF up to 8,055 SF contiguous, and office bays available from 1,300 SF up to 7,900 SF. Bays can be demised as needed. Located in the heart of the SoMa District, a thriving, walkable, family friendly neighborhood just south of I-630 and downtown Little Rock. SoMa consists of many local restaurants, shopping, museums, historic homes and apartments. A grocery store, pharmacy and post office are within 3 blocks of the property and an assortment of shops, restaurants and parks in walking distance.

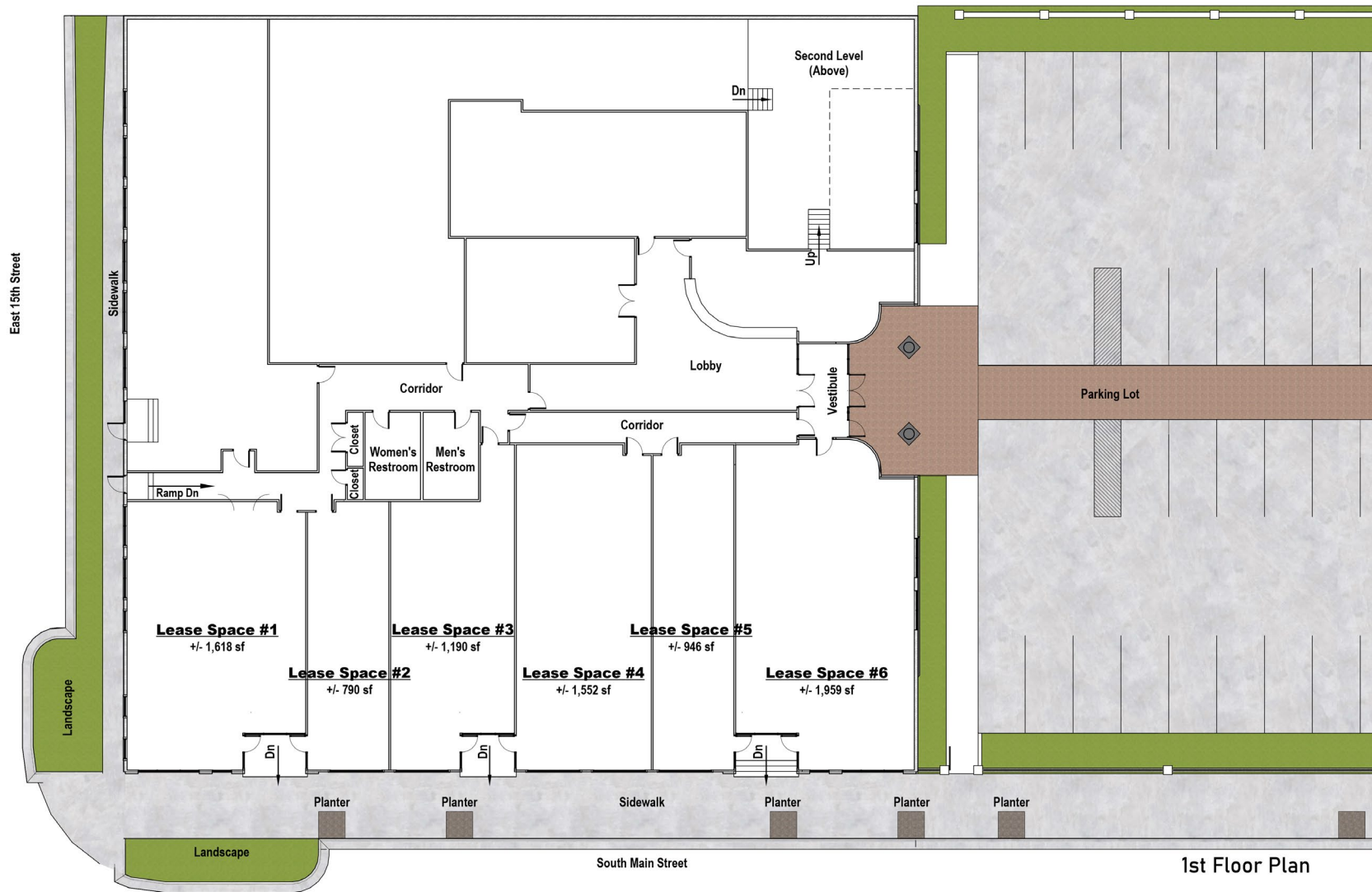


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FLOOR PLAN



PROPERTY PHOTOS



ELEVATION



Newmark

Moses Tucker Partners

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LOCATION MAP



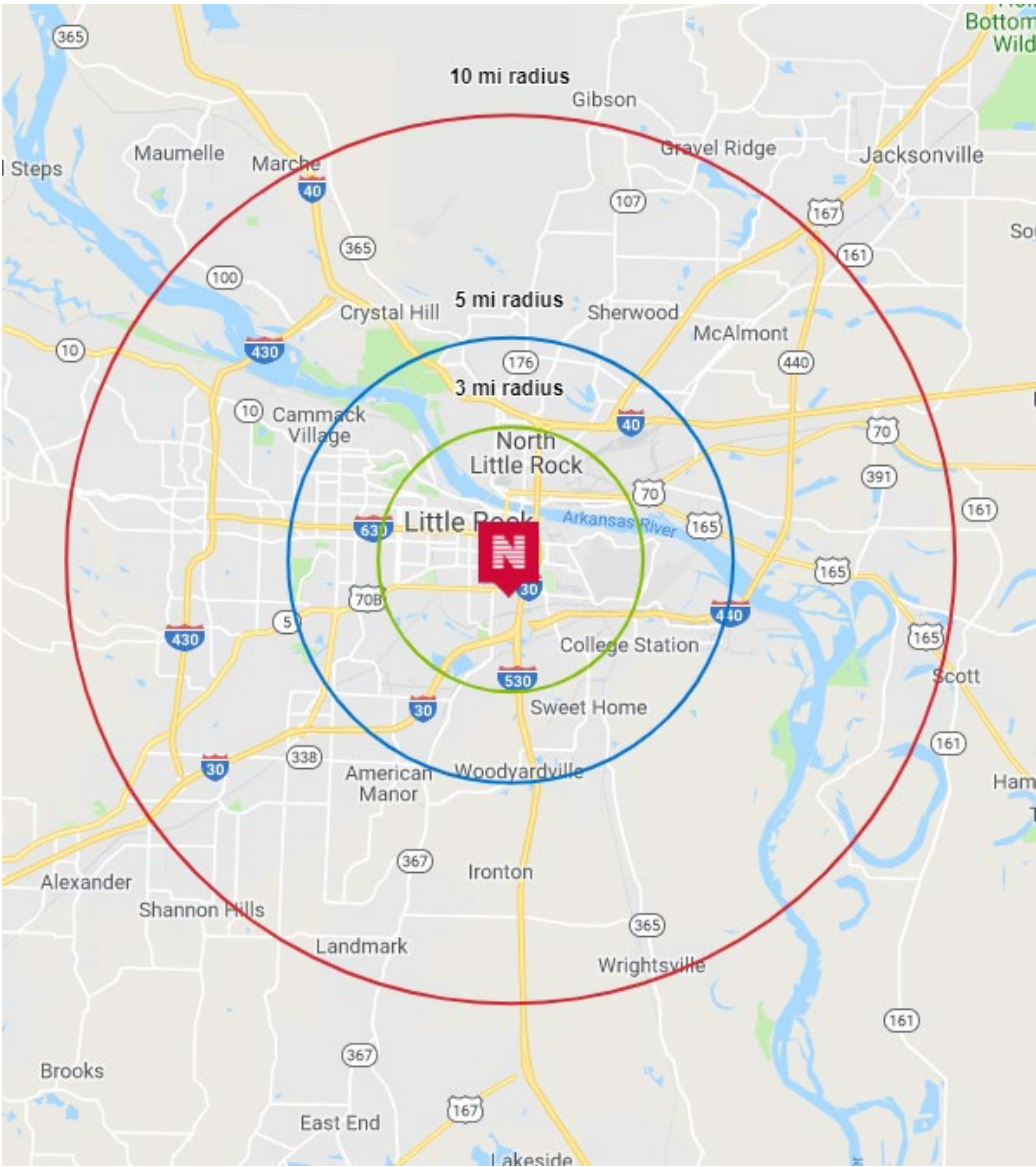
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DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	40,367	106,031	291,488
MEDIAN AGE	38.3	37.3	37
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
ESTIMATED HOUSEHOLDS	18,541	48,944	131,023
ESTIMATED AVERAGE HH INCOME	\$44,981	\$56,868	\$67,473
BUSINESS	3 MILES	5 MILES	10 MILES
ESTIMATED TOTAL BUSINESS	5,340	9,616	18,647
ESTIMATED TOTAL EMPLOYEES	1242,867	180,436	283,837

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EXCLUSIVELY LISTED BY:

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Aerial Perspective



Street Perspective