

Restaurant/Bar, Entertainment Venue, And/Or Event Center

The Arena District - Lot 6B - 230 Broadway Street



SOUTH ELEVATION

### PROPERTY HIGHLIGHTS

- NNN lease opportunity featuring approximately 6,300 SF of indoor space plus 900–1,350 SF of outdoor patio space on the south side of the building
- Shared access to the approximately 20' x 80' Arena District Gateway Alley, providing additional patio and gathering space
- Landlord-delivered core-and-shell building with tenant improvement allowance to be determined
- Prime frontage at the intersection of the 2nd Street Promenade and Junction Bridge Trail, adjacent to Simmons Bank Arena and the North Little Rock Event Center
- Lot 6B also available for purchase, subject to development covenants, restrictions, approved plans, and project timeline (For Sale listing: <https://nabprop.com/properties/?propertyId=thearenadistrictlot6b>)

### LOCATION DESCRIPTION

Located in North Little Rock's Arena District and the walkable Argenta Arts District, this property is surrounded by some of Central Arkansas's most popular attractions, restaurants, and entertainment venues. Nearby destinations include Simmons Bank Arena, Dickey-Stephens Park, the Arkansas Sports Hall of Fame, the Arkansas Inland Maritime Museum, the North Little Rock Events Center, Argenta Plaza, the future ATG Pavilion, the Junction Bridge, and the Arkansas River Trail.

The property is within walking distance of restaurants, coffee shops, breweries, art galleries, theaters, retail shops, banks, salons, and other everyday conveniences. It is also served by the Rock Region METRO Streetcar and public transit routes, offers easy access to Interstates 30 and 40, and is just 10 minutes from Clinton National Airport.

Argenta is a regional destination that attracts approximately 2 million visitors each year, making this a highly visible and accessible location for businesses and visitors alike.

### GREG NABHOLZ

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DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK  
230 EAST BROADWAY STREET

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WEST ELEVATION

The Arena District – 230 Broadway Street

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	120 months
Total Space:	6,300 - 7,650 SF	Lease Rate:	Negotiable

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
230 East Broadway Street	Available	6,300 - 7,650 SF	NNN	Negotiable	Current plans have the core & shell construction starting by October 2026. Long term lease option with tenant having an ownership interest or purchasing the building outright, purchase of the lot prior to construction of the core & shell of the building subject to covenants and restrictions, and development timelines.

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Aerial View of the Arena District from Broadway and Poplar St.



Aerial View of 2nd Street Promenade



View from the corner of East Broadway & Poplar Street



View Looking East from Poplar Street with Simmons Bank Arena in the back

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South Elevation of Building



West Elevation of Building

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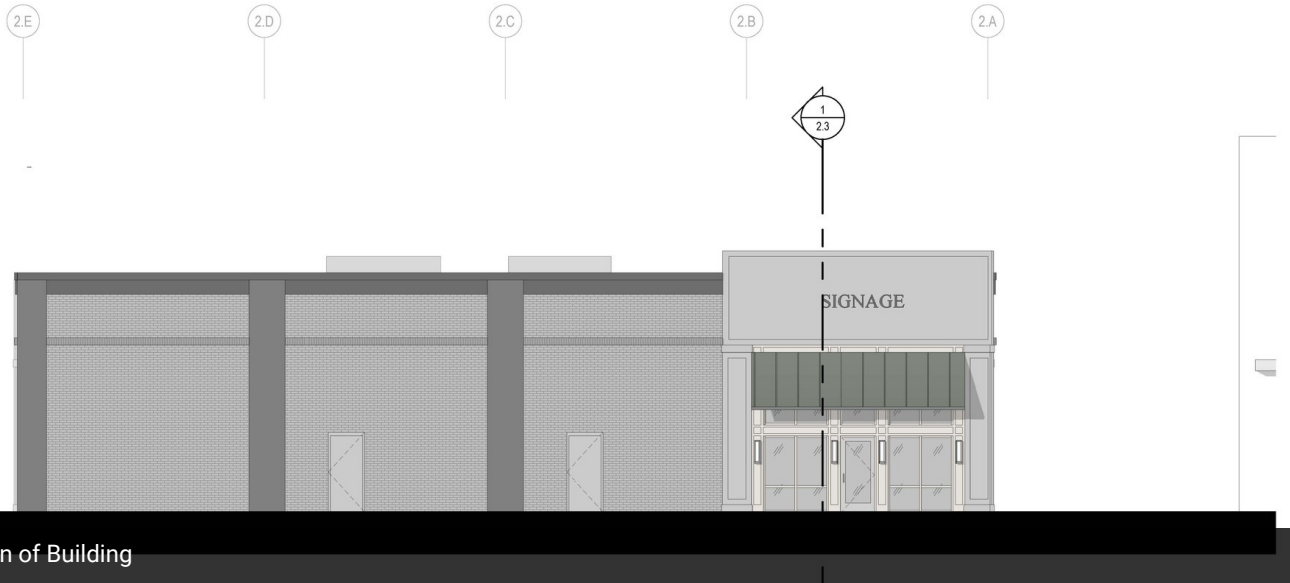
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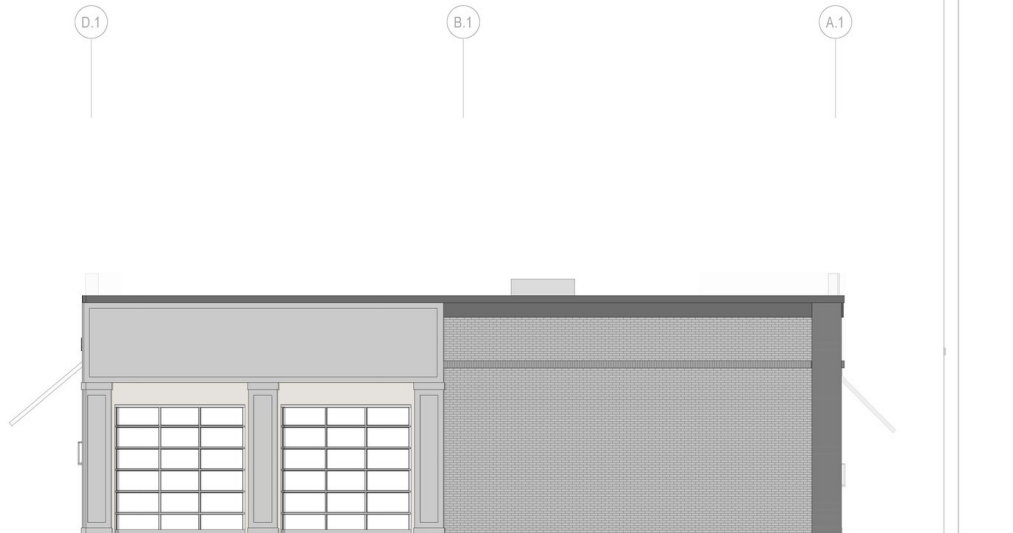


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North Elevation of Building



East Elevation of Building

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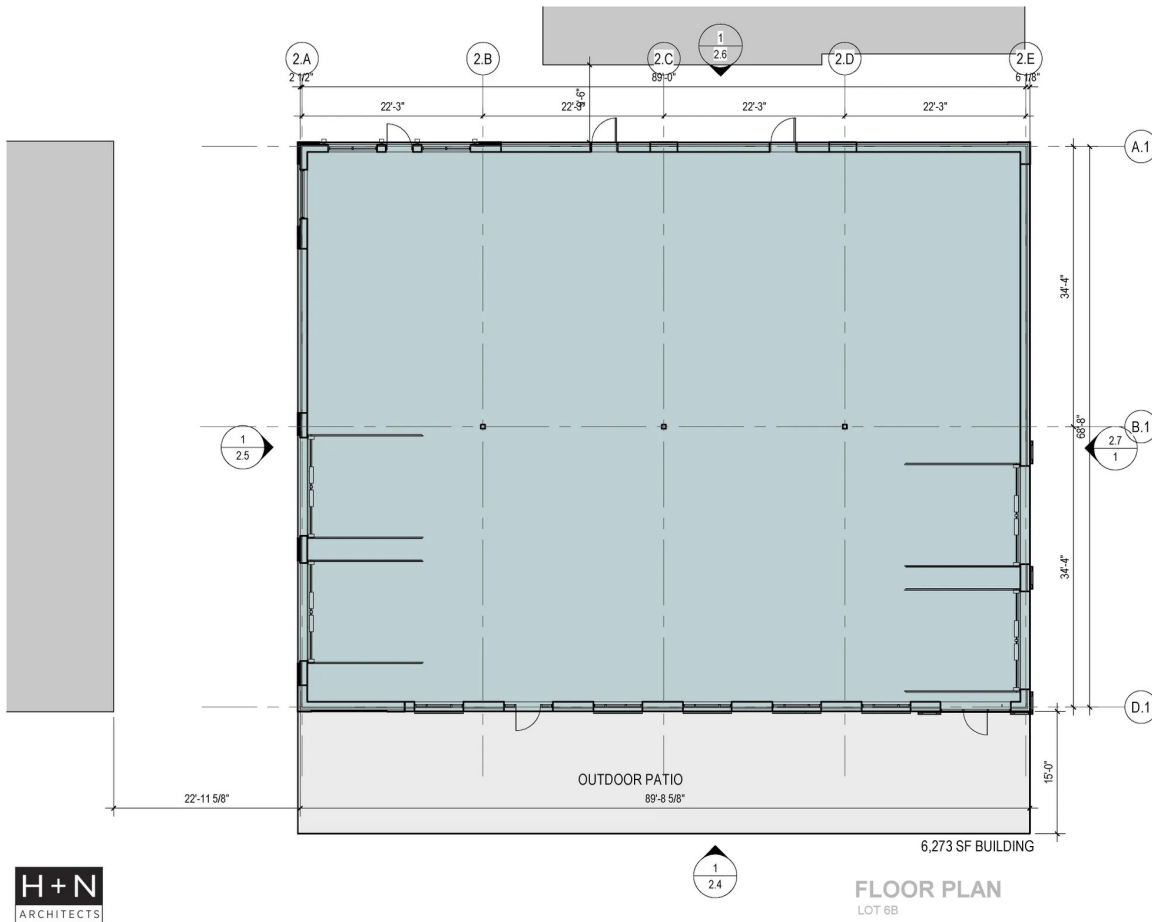
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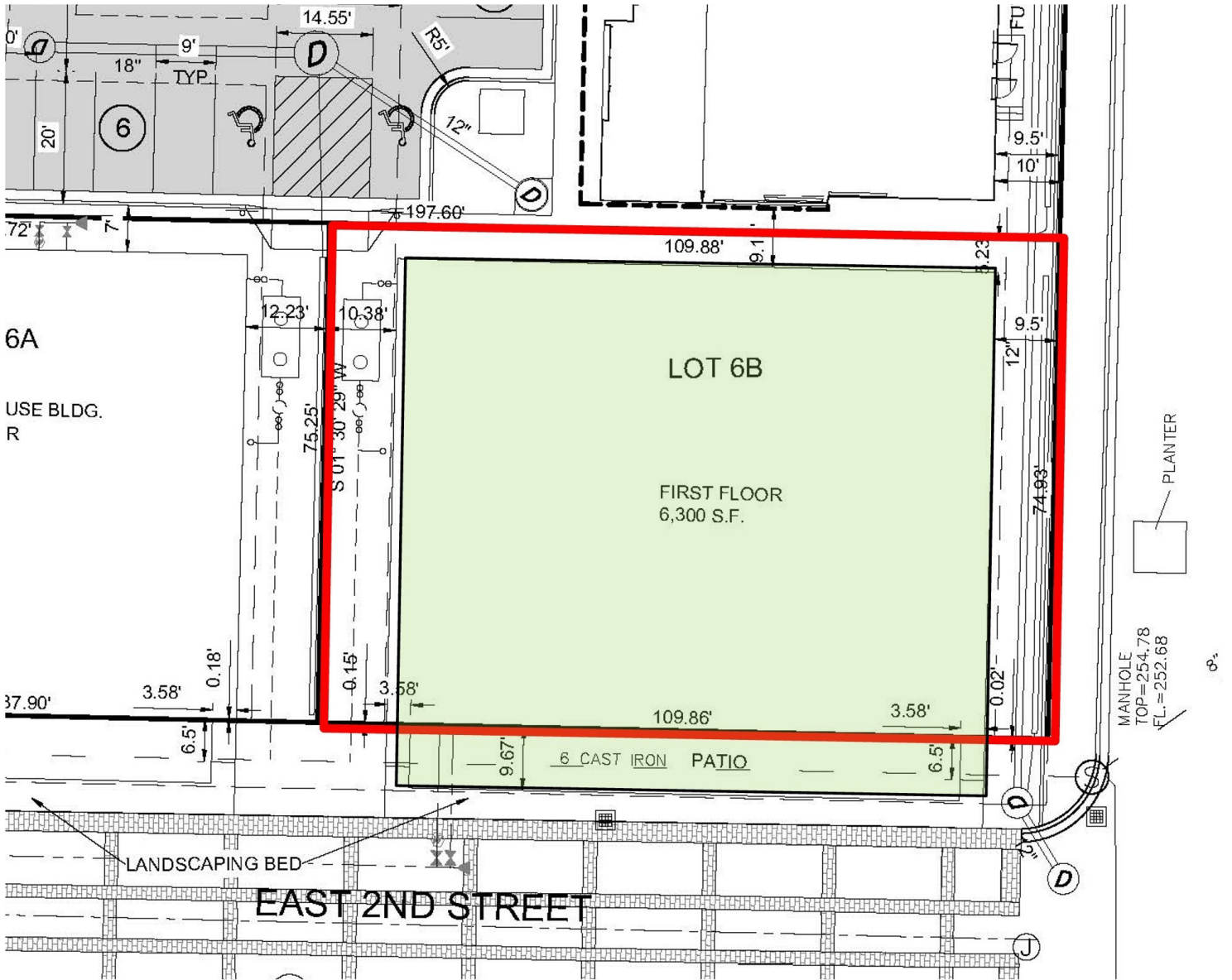
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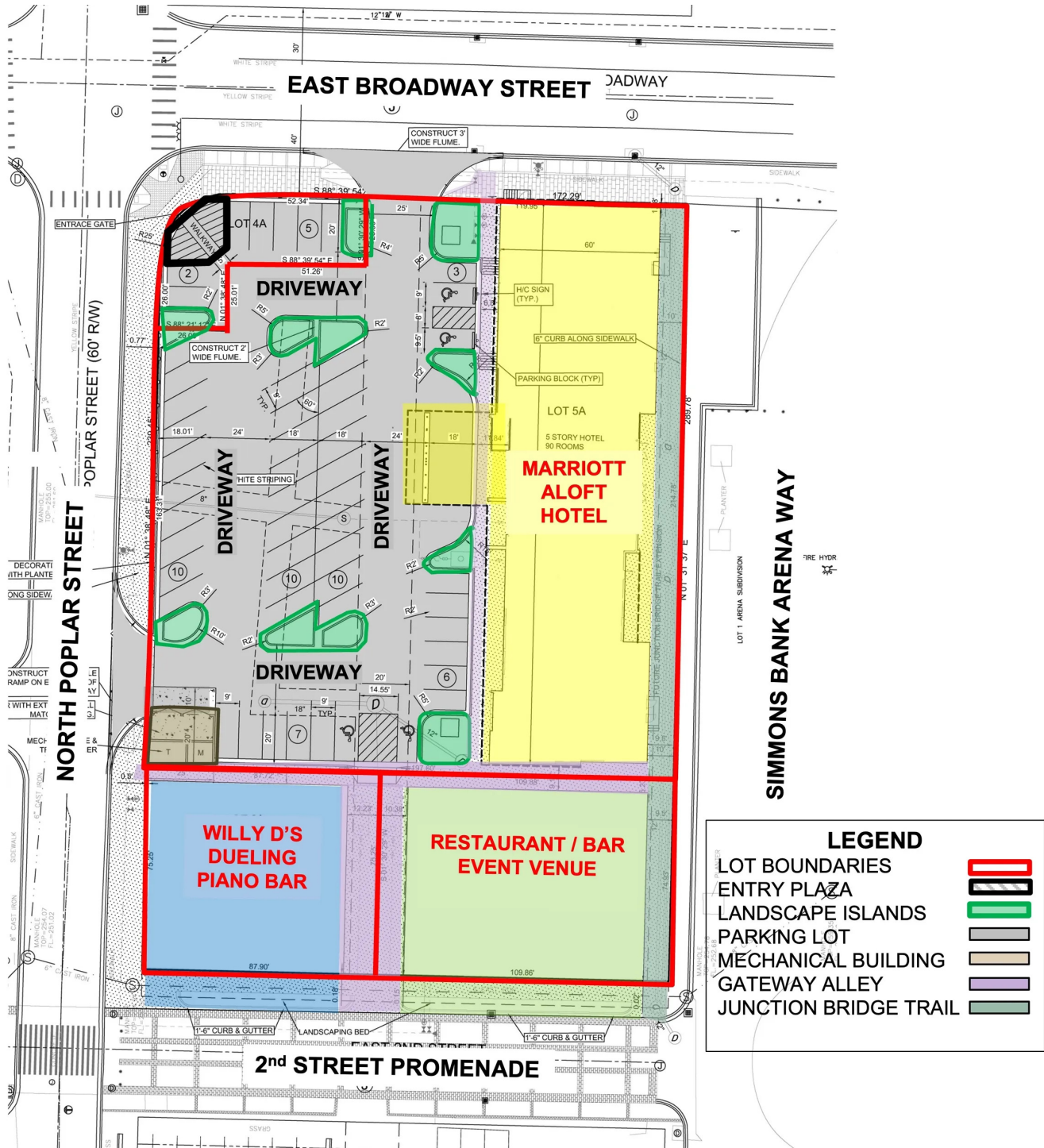
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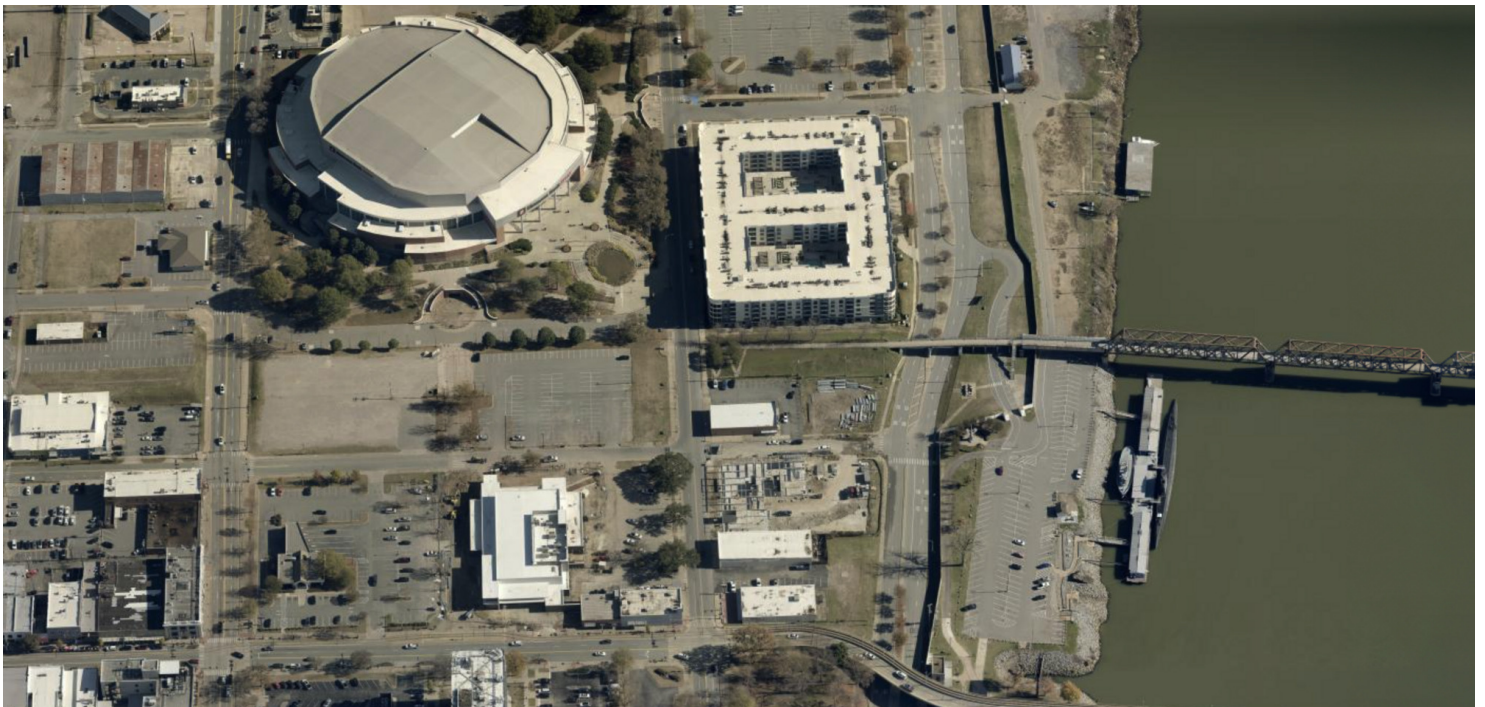
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**ATTRACTIONS MAP**



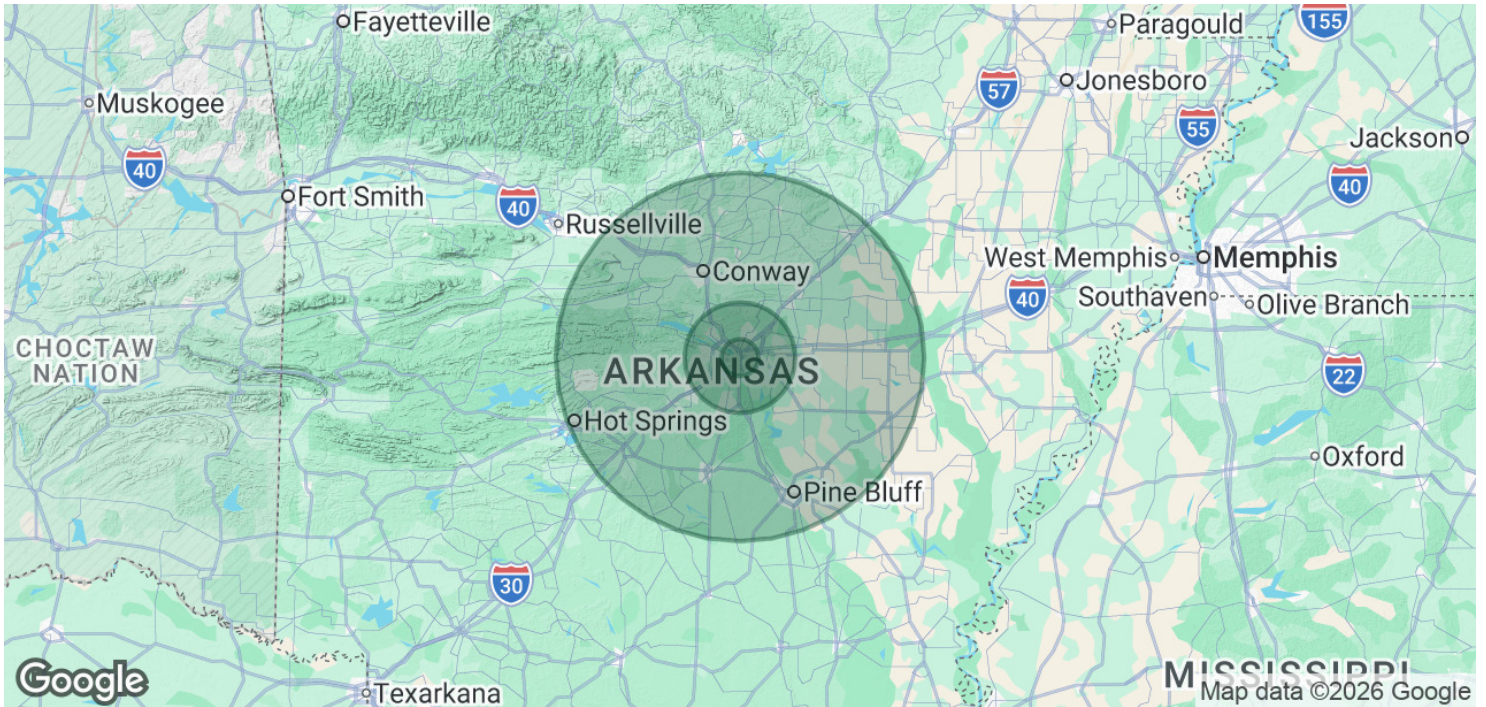
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**PRIMARY MARKET AREA**



<b>POPULATION</b>	<b>5 MILES</b>	<b>15 MILES</b>	<b>50 MILES</b>
Total Population	112,744	414,578	1,006,271
Average age	37.6	38.0	39.2
Average age (Male)	35.5	36.4	37.7
Average age (Female)	39.2	39.6	40.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>15 MILES</b>	<b>50 MILES</b>
Total households	51,153	175,099	405,093
# of persons per HH	2.2	2.4	2.5
Average HH income	\$81,693	\$90,289	\$85,712
Average house value	\$232,872	\$236,532	\$216,482

\* Demographic data derived from 2020 ACS - US Census

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