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REAL ESTATE AND BUSINESS FOR SALE

309 W Broadway Street, North Little Rock, Arkansas

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Property Understanding

OVERVIEW

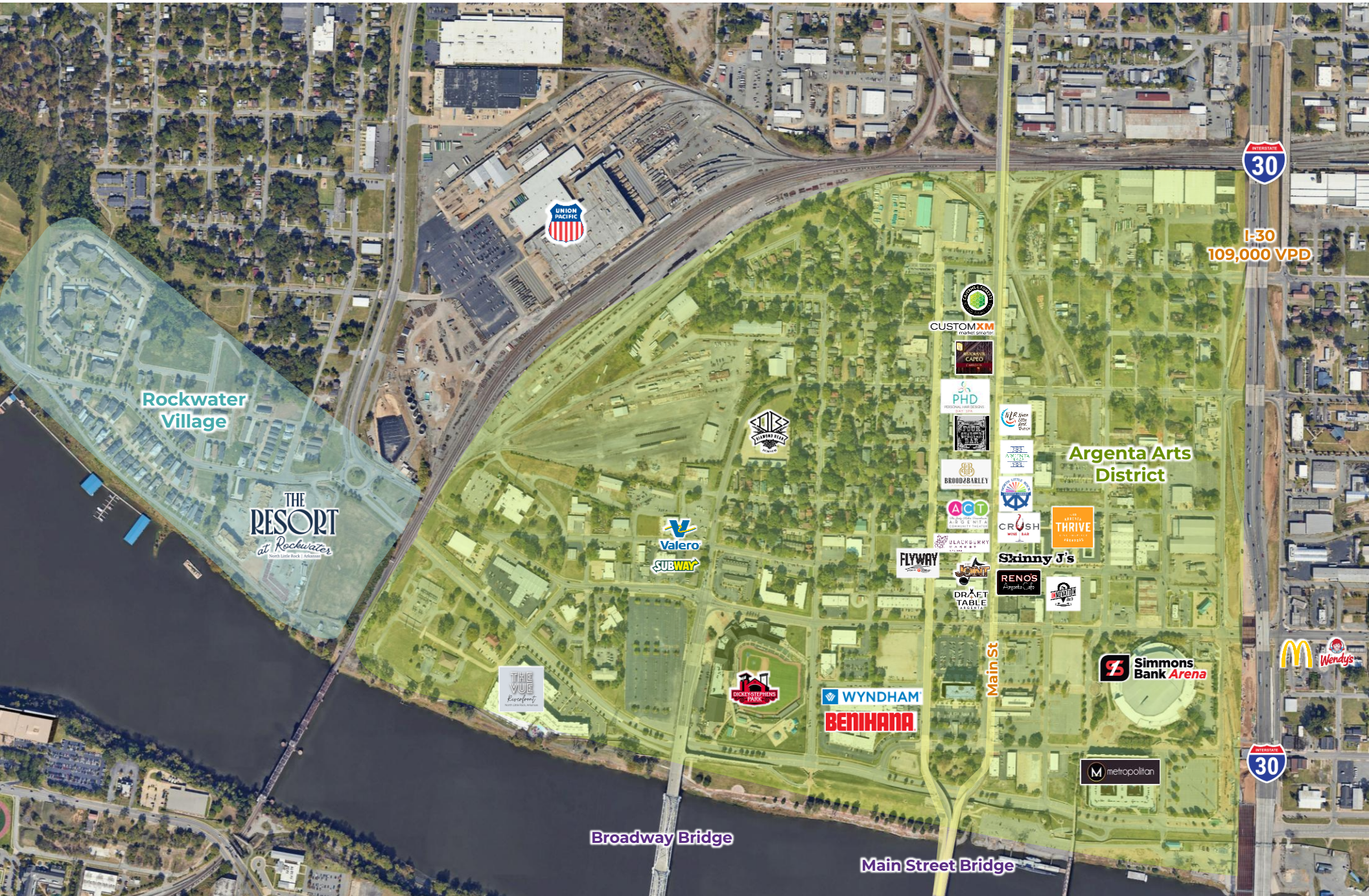
Price	Contact Agent
Address	309 W Broadway St, North Little Rock, AR 72114
Property Type	Office / Retail
Building & Lot Size	9,900 SF 0.65 Acres
Year Built	1983
Frontage	W Broadway St – 335 ft
Zoning	C-6
Parking	26 Spaces
Traffic Counts	<ul style="list-style-type: none"> ○ W Broadway St – 19,000 VPD ○ Broadway Bridge – 33,000 VPD

PROPERTY HIGHLIGHTS

- The property and business may be sold in tandem or on a standalone basis.
- Positioned in the flourishing Argenta Arts District, 309 W Broadway offers an exceptional office/retail setting surrounded by creativity, commerce, and culture.
- Spanning multiple retail bays, this property combines modern office finishes with flexible layouts ideal for professional services, tech firms, nonprofits, or creative agencies.
- Close proximity to high-traffic entertainment and outdoor amenities, including Argenta Plaza, Simmons Bank Arena, and the Arkansas River Trail.
- Enjoy nearby access to I-30 and I-40, as well as proximity to downtown Little Rock via the Main Street Bridge.
- Near numerous top-rated local eateries: Brood & Barley, Capeo, Skinny J's, Four Quarter Bar, and Flyway Brewing, among others.
- The streetcar line — 0.1 miles away — connects the property to downtown Little Rock's River Market and Convention Center District.
- Highly visible location (335' frontage) across the street from Dickey-Stephens Park along the heavily trafficked W Broadway St, which sees 19,000 vehicles per day.







LOOKING NORTHWEST



W Broadway St
19,000 VPD

Argenta Arts District

Founded as an independent town in 1866, Argenta was the first location to connect Memphis and the Little Rock area by railroad. Eventually incorporated into the city of North Little Rock, the Argenta Arts District is now one of North Little Rock's oldest and most eclectic neighborhoods.

The buildings are more than a century old, but the lifestyle is cutting-edge. Residents flock to the community for its beauty and friendly atmosphere, and for the endless assortment of entertainment activities – ranging from art galleries and theaters to outdoor trails and delicious local dining options.

Residents and visitors enjoy the neighborhood's monthly art walks, and the assortment of music and food festivals held throughout the year. The Argenta Plaza, the neighborhood's showstopper, is a \$5.36-million community space with a "front porch" area with modern swings; a stage with 40-foot video projection wall; a water wall; fountains and a "backyard" area with trees. The plaza has been the catalyst for more than \$50 million in economic development in downtown North Little Rock.



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.



Nestled along the Arkansas River, Simmons Bank Arena stands as a dynamic entertainment destination with a seating capacity of 18,000 and 28,000 square feet of versatile meeting and conference space.



Dickey-Stephens Park is a premier, 7,300-seat baseball facility, proudly serving as the home for the Arkansas Travelers, the AA affiliate of the Seattle Mariners.



North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office, and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to more than 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

Notable entertainment destinations are a significant tourism draw in North Little Rock, specifically the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers baseball team, the AA affiliate of the Seattle Mariners. Economic development is flourishing in the city, with the recent announcement of a [30,000-square-foot conference center](#) and a [14-story hotel, condo, restaurant, and office building](#). Plus, [improvements](#) have been made at multiple community centers as part of a recent half-cent sales tax increase, and the Arkansas Department of Public Safety recently purchased 19 acres in the city to build a new state-of-the-art [Arkansas State Crime Laboratory](#).

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	44,562	114,239	300,796
Households	21,182	52,114	131,374
Average Age	40.7	40.0	39.7
Average Household Income	\$51,510	\$58,324	\$66,163
Businesses	4,029	6,650	13,047

**Demographic details based on property location*

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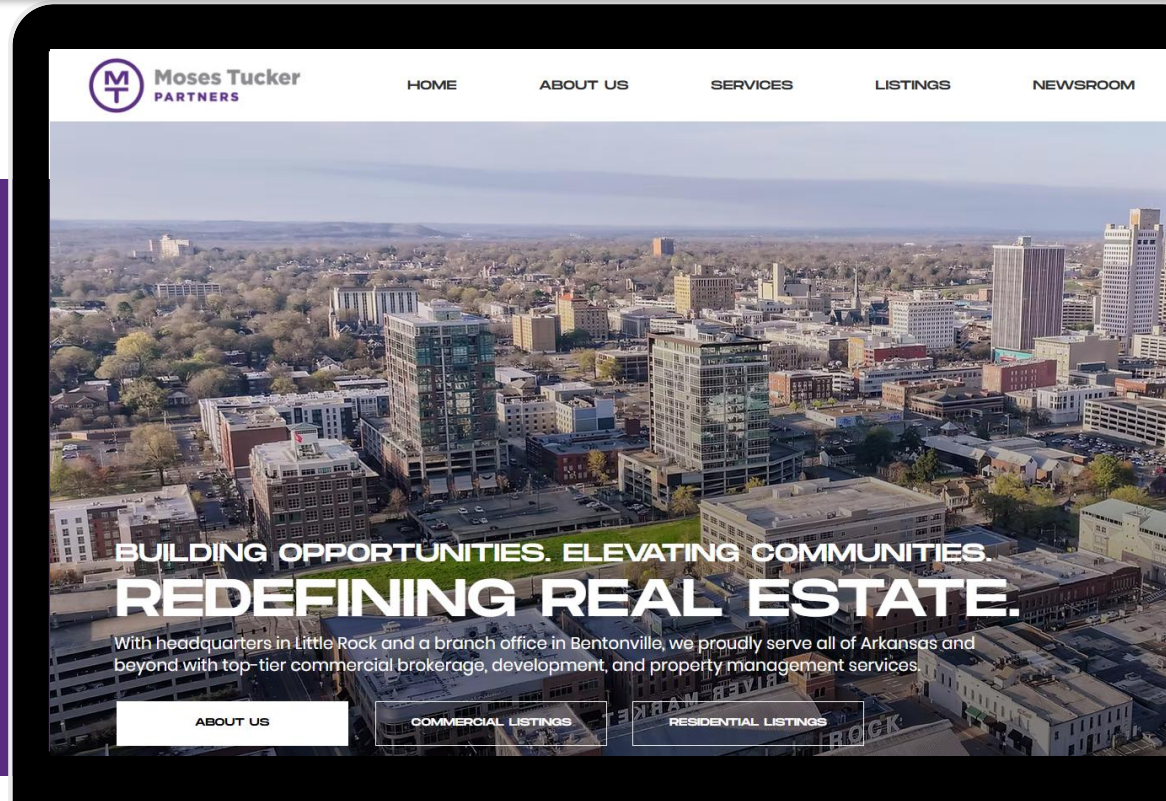
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