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# RETAIL SPACE ADJACENT TO AC HOTEL FOR LEASE

## 201 W Capitol Avenue, Little Rock, Arkansas



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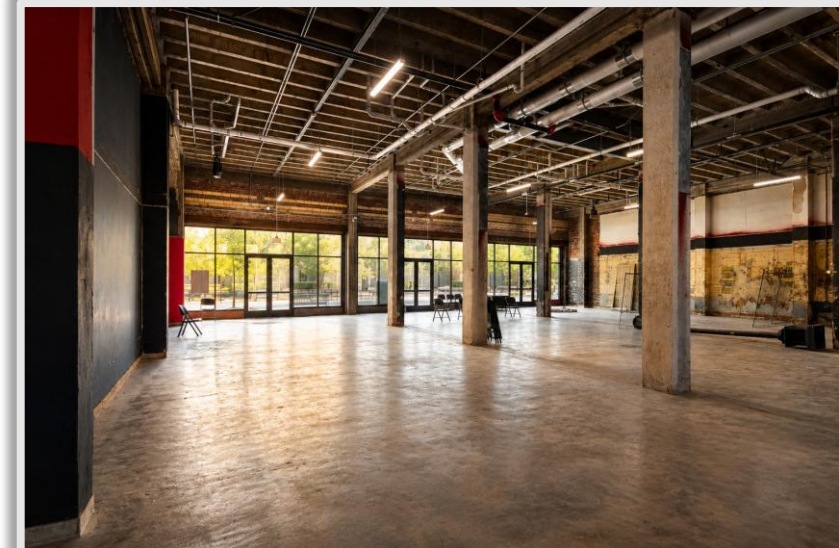
# Property Understanding

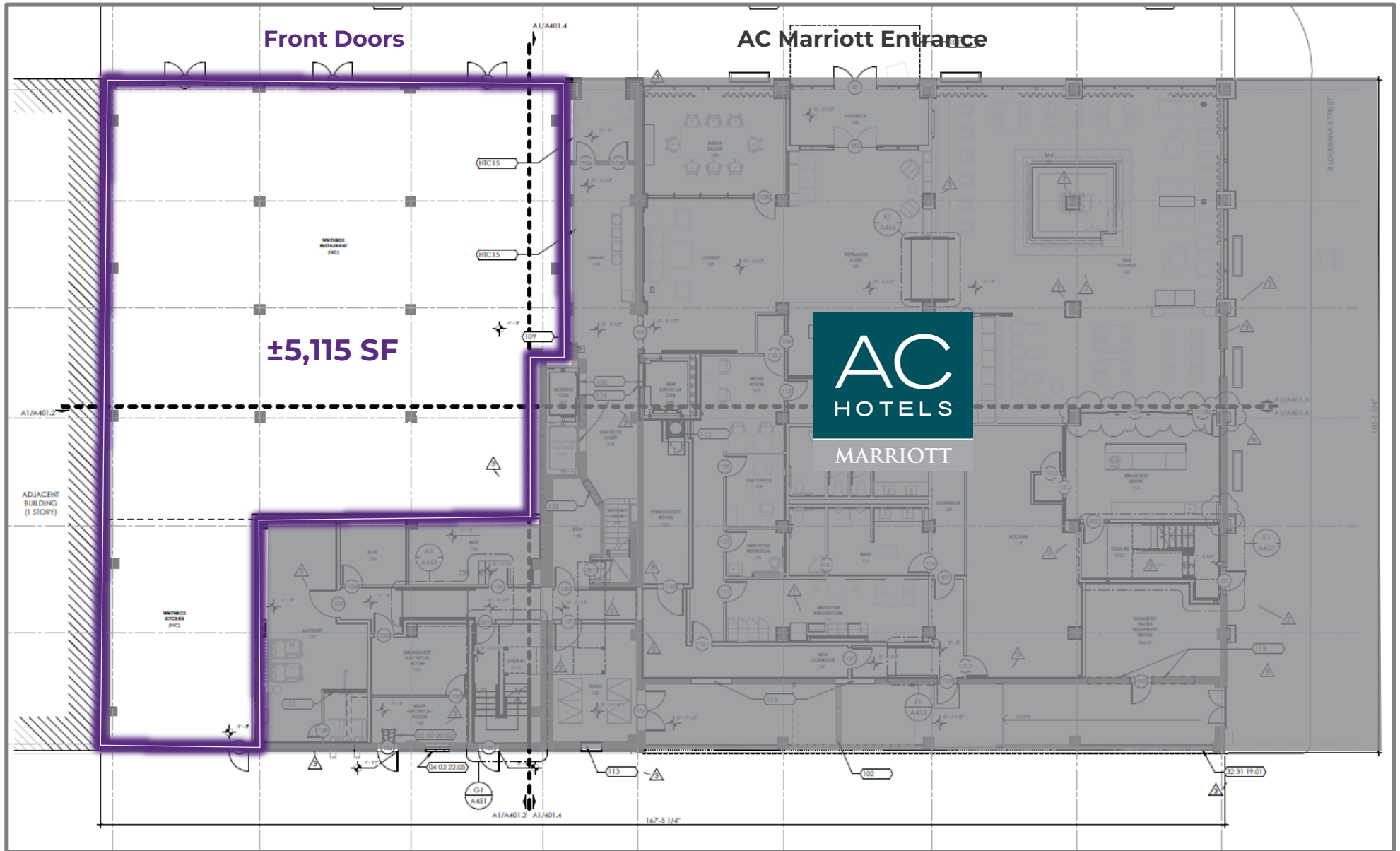
## OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate/Type</b>	Negotiable   NNN
<b>Address</b>	201 W Capitol Avenue, Little Rock, AR 72201
<b>Property Type</b>	Retail/Mixed-Use/Office
<b>Building Size</b>	±5,115 SF
<b>Zoning</b>	PCD
<b>Frontage &amp; Traffic Count</b>	W Capitol Ave – ±150' of frontage   2,700 VPD

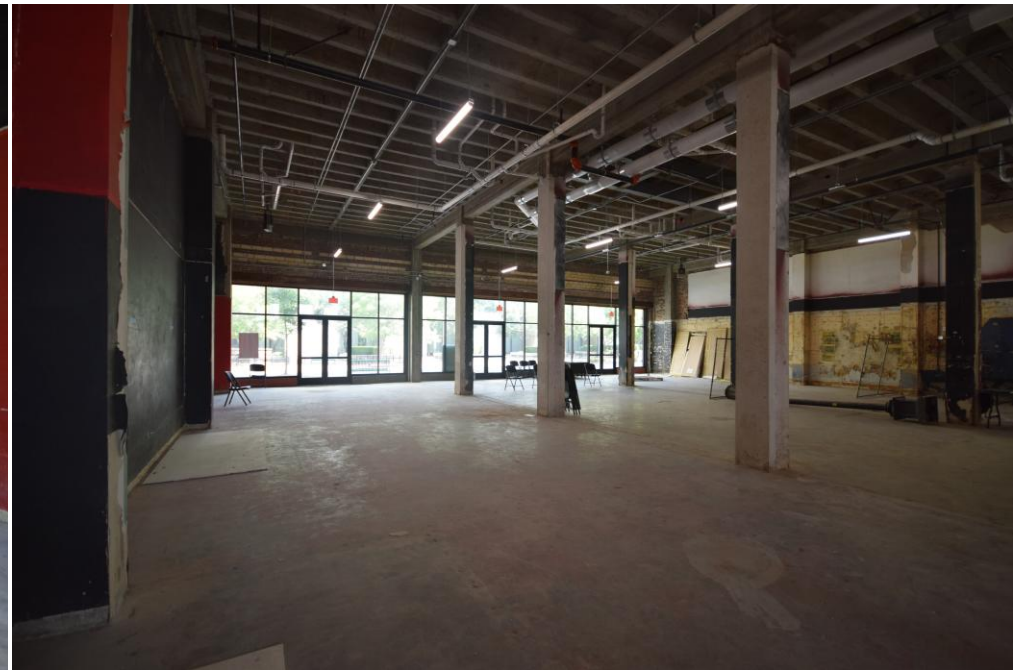
## PROPERTY HIGHLIGHTS

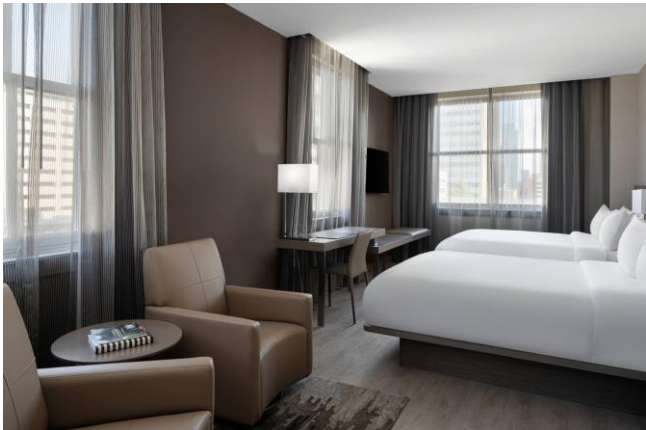
- ±5,115 SF of highly visible commercial space directly adjoining the four-star, 114-room AC Hotel by Marriott, offering a unique opportunity to capture hotel guests, business travelers, and downtown visitors.
- Ideal for a complementary retail, restaurant, entertainment, wellness, or service concept to attract the built-in customer base of affluent hotel guests and visitors.
- Tenant Improvement Allowance Available – Ownership is willing to assist qualified tenants with customization of the space, allowing users to tailor the premises to their needs.
- Surrounded by Little Rock's largest concentration of office workers (42,000 daytime workers), creating exceptional traffic and demand for dining, retail, fitness, personal services, and experiential concepts.
- Near the \$35 million redevelopment of the historic Boyle Building, now home to the Office of the Arkansas Attorney General and future home of Restaurant Fleur, an upscale French-American concept from renowned chef and MasterChef contestant Jennifer Maune.
- Positioned among downtown's expanding mix of office, hospitality, residential, entertainment, and government users, creating consistent activity throughout the day and evening.
- The adjoining AC Hotel Little Rock Downtown was recognized as a finalist for the American Lodging Investment Summit (ALIS) Deal of the Year.
- Few spaces in downtown Little Rock offer direct adjacency to a luxury hotel, walkable access to thousands of employees, and proximity to major public and private investment.











## Little Rock, Arkansas



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Downtown Little Rock is experiencing an influx of capital projects that are significantly enhancing the area's long-term trajectory. These include the completed \$35 million renovation of the Main Library - Central Arkansas Library System, the proposed \$20 million redevelopment of the Ottenheimer Market Hall, and a planned \$70 million Central Park-style public space that will introduce new green space, connectivity, and year-round activation.

At the same time, continued momentum from new retail and dining concepts—such as Insomnia Cookies, Hazel's Public House, Mad Slice Pizza, Go Go's Boutique, and Boulevard Bread Co.—is reinforcing downtown's evolution into an experience-driven destination.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	44,526	113,102	296,723
<b>Households</b>	21,208	51,710	129,574
<b>Average Age</b>	40.9	40.3	40.0
<b>Average Household Income</b>	\$83,896	\$89,021	\$94,849
<b>Businesses</b>	3,959	6,520	12,668

*\*Demographic details based on property location*

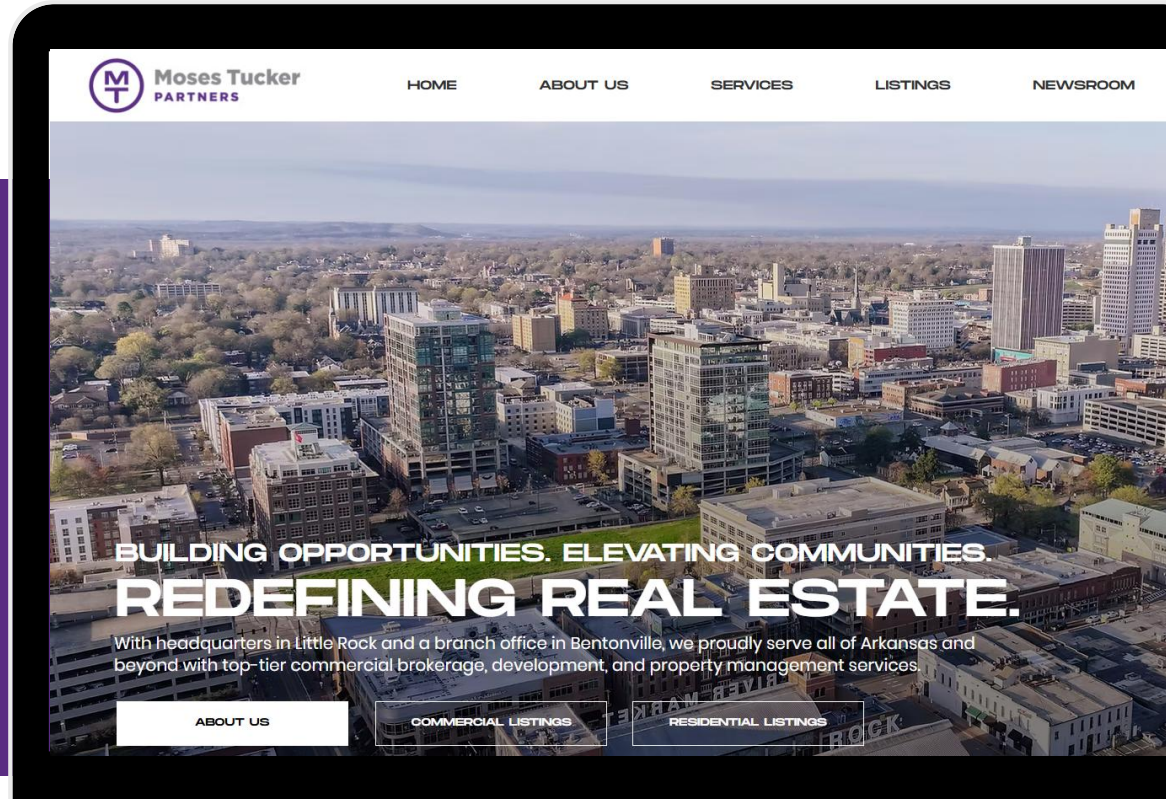
# CONNECT

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