

RIVERFRONT REDEVELOPMENT OPPORTUNITY: **THE FOUNDRY**

620 PRESIDENT CLINTON AVENUE | LITTLE ROCK, AR 72201

 **CROMWELL**

Property Overview

For Sale: \$2,500,000

Stories	4
Building Size	50,000± SF
Lot Size	0.42± Acre
Year Built	1920

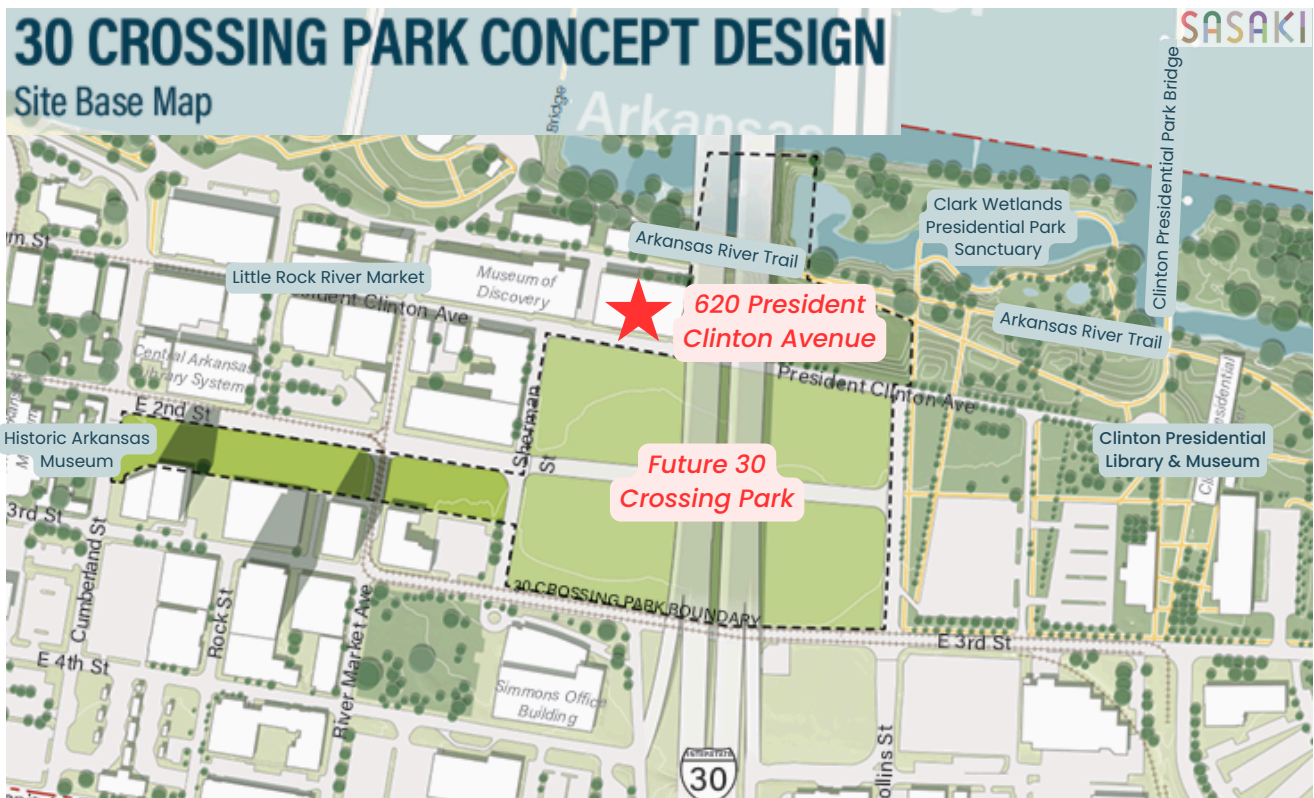
Property Highlights

- **River Frontage** - Four stories of north-facing windows with beautiful views of the Arkansas River
- **30 Crossing Park** - Direct frontage to the newly proposed downtown 30 Crossing Park, ideal for mixed-use retail, commercial, and/or residential
- **Nearby Recreation** - Adjacent to the Clinton Presidential Library Grounds & the Arkansas River Trail
- **Historic** - Little Rock Foundry site, located in Little Rock's River Market, among dining, shopping, lodging, entertainment, and more

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