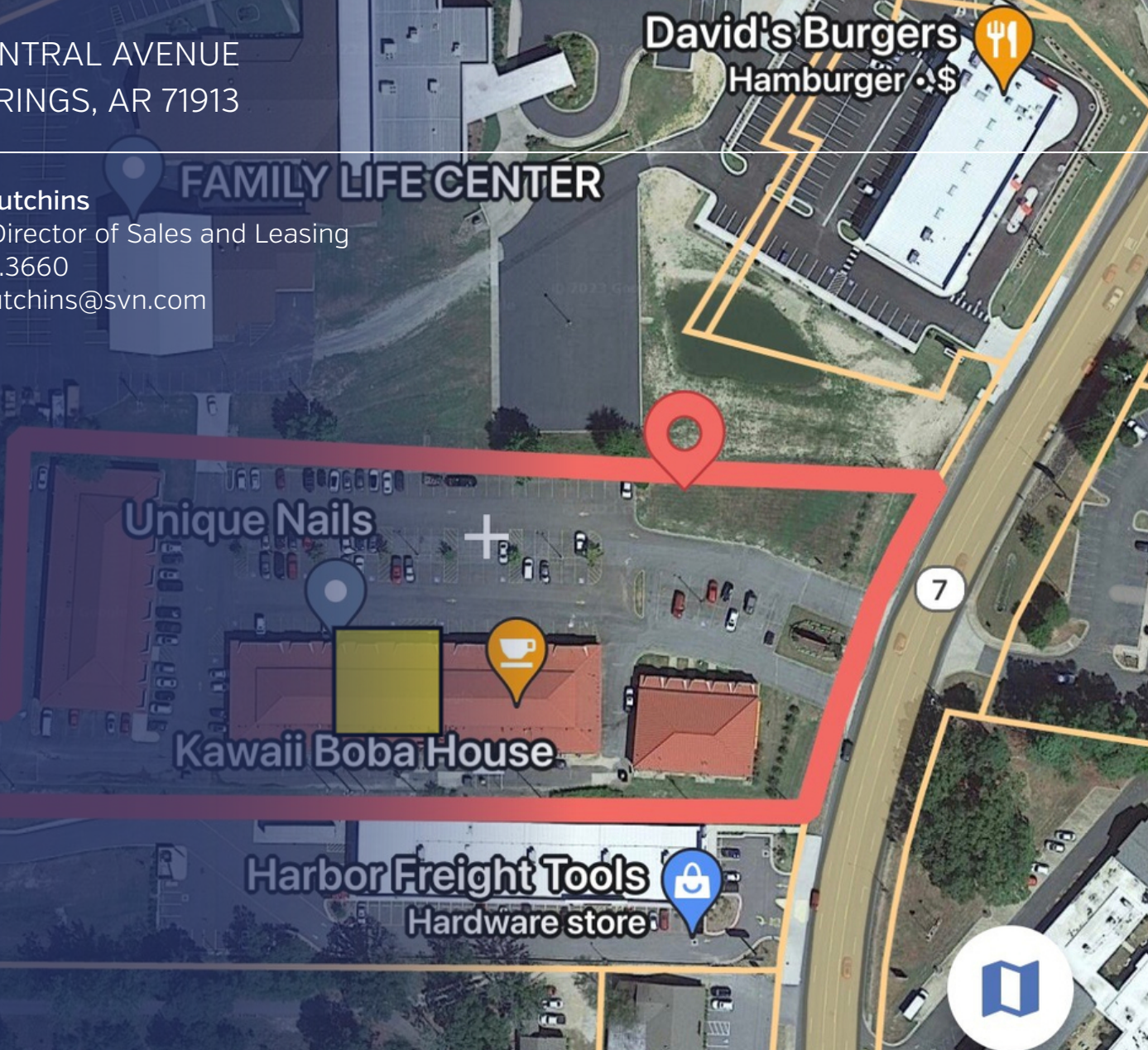




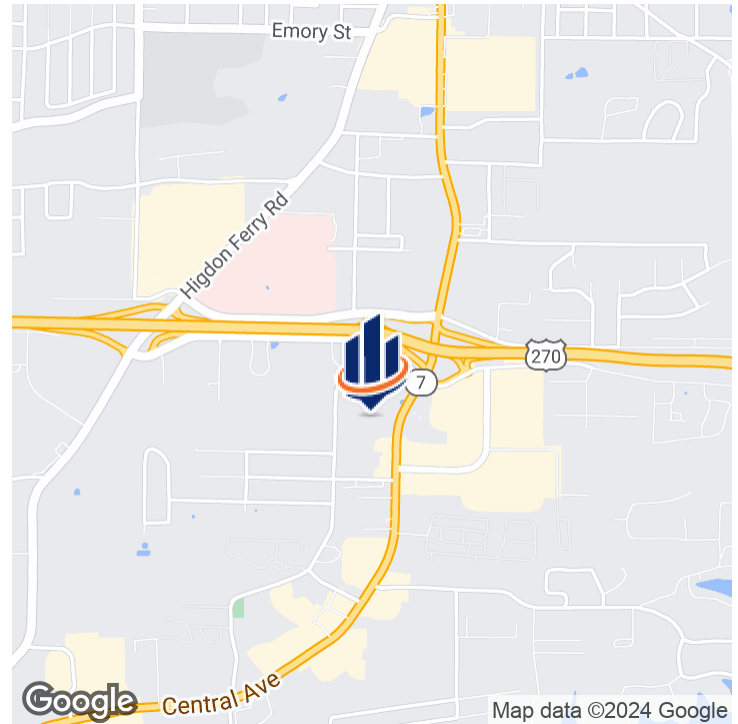
BOARDWALK VILLAGE, RETAIL, MEDICAL OR RESTAURANT SPACE. 1750-7000' SF

3812 CENTRAL AVENUE
HOT SPRINGS, AR 71913

Nathan Hutchins
Advisor- Director of Sales and Leasing
O: 501.912.3660
nathan.hutchins@svn.com



Property Summary Large Space Can Subdivide



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG) \$350 Monthly CAM
Building Size:	19,600 SF
Available SF:	1,750 SF
Lot Size:	4.9 Acres
Year Built:	1975
Renovated:	2015
Zoning:	C
APN:	300-08068-000

PROPERTY OVERVIEW

1750-8750 SF Retail/Restaurant/Bar Space/Office/Medical on busy Central Ave.
CALL, CAMME FELL, 501-499-4739

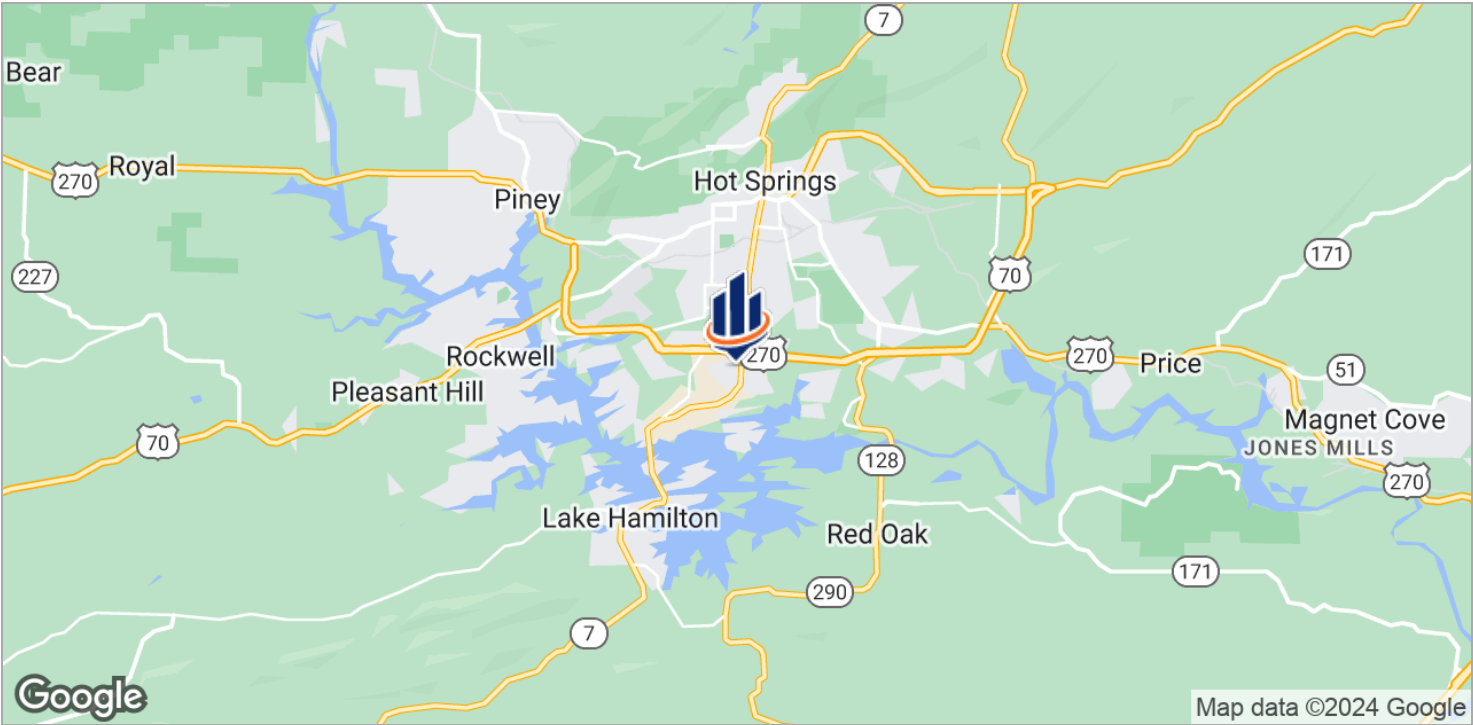
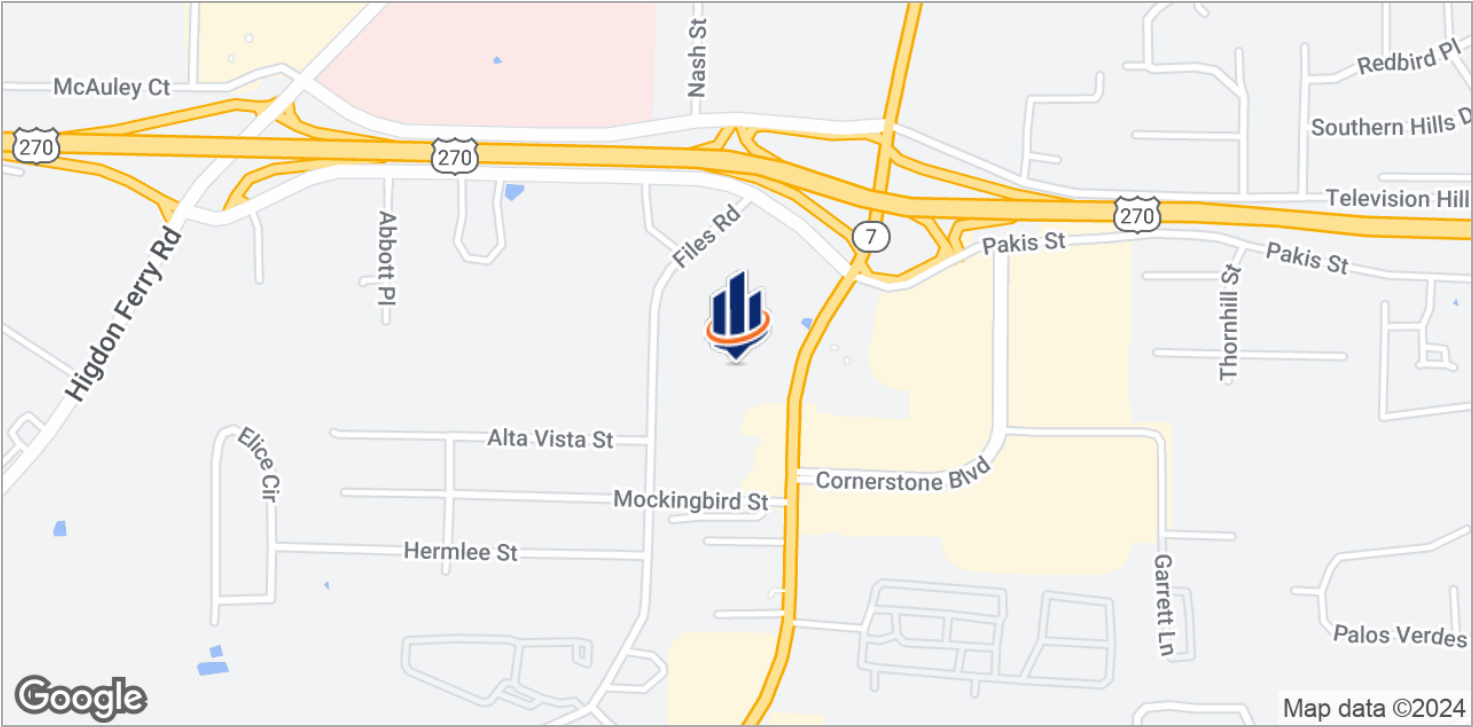
PROPERTY HIGHLIGHTS

- 1750-7000 square feet for restaurant/bar/retail/office/medical
- Excellent location.
- Ample parking.
- Easy in on Central Avenue., easy out on Files Road, or South on Central Avenue.
- Across Central Ave from Chili's Bar and Grill and next door to Harbor Freight Tools.
- \$10 TENANT IMPROVEMENT ALLOWANCE ON UNIMPROVED SUITES

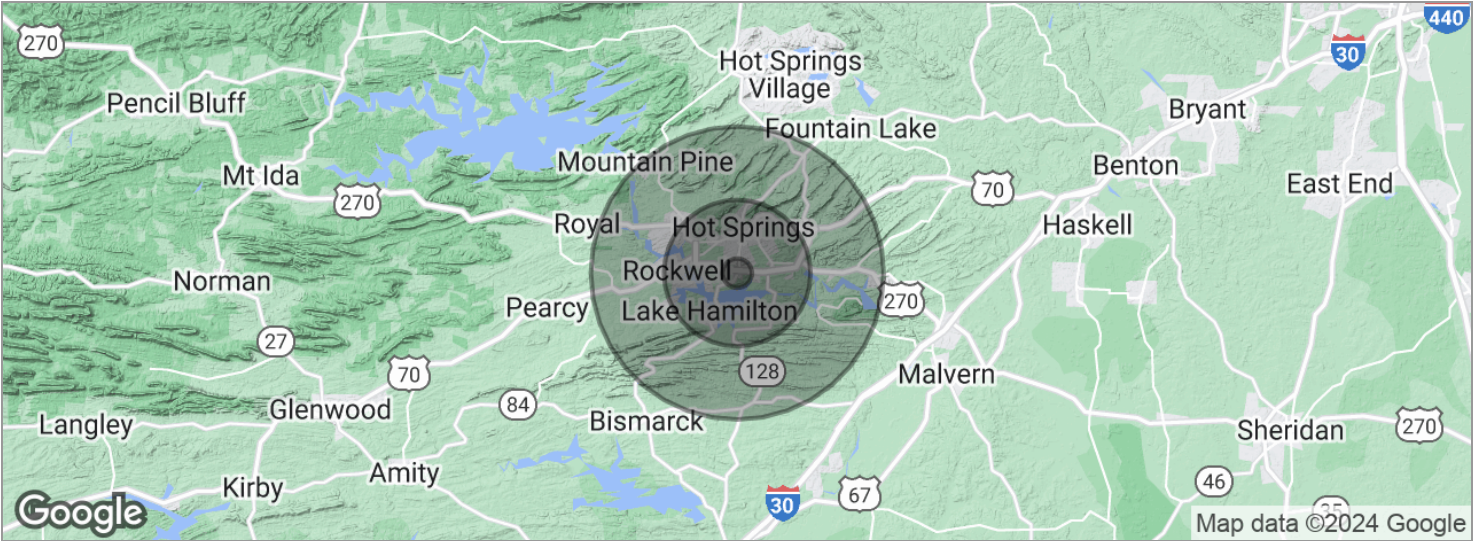


Additional Photos

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,075	48,507	84,184
Median age	49.3	42.7	42.5
Median age [Male]	48.1	40.6	40.8
Median age [Female]	51.8	45.7	44.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,569	21,158	35,441
# of persons per HH	2.0	2.3	2.4
Average HH income	\$51,268	\$50,469	\$51,979
Average house value	\$141,045	\$192,912	\$187,495

* Demographic data derived from 2020 ACS - US Census

Camme Fell 501-499-4739



NATHAN HUTCHINS

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