

# BOARDWALK VILLAGE AVENUE

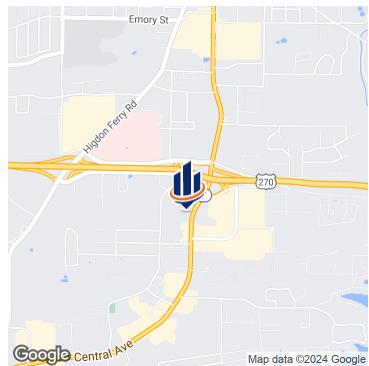
3814 CENTRAL AVENUE HOT SPRINGS, AR 71913

#### Camme Fell

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## Property Summary





#### **OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	5,400 SF
Available SF:	
Lot Size:	4.9 Acres
Year Built:	1975
Renovated:	2022
Zoning:	С
APN:	300-08068-000

#### **PROPERTY OVERVIEW**

\$1400 Monthly. \$1350 lease \$50 CAM.Busy Central Avenue.Puppy Spa for over 25 years.1080 SF with storefront windows.End cap to alley.TI ALLOWANCE NEGOTIABLE

#### **PROPERTY HIGHLIGHTS**

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and con-

### Additional Photos





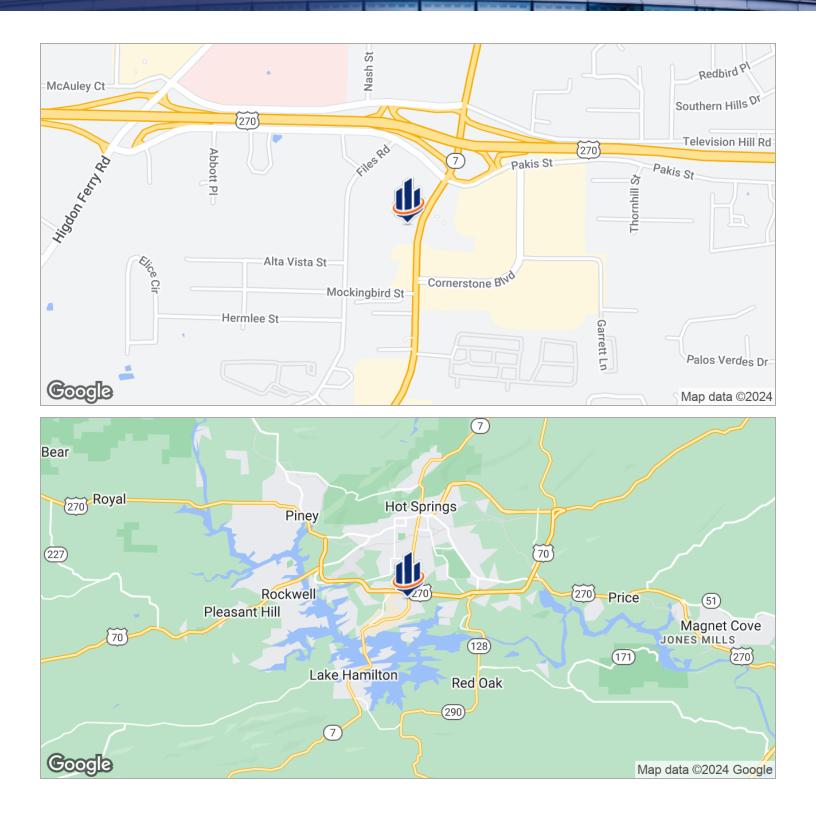


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### Location Maps

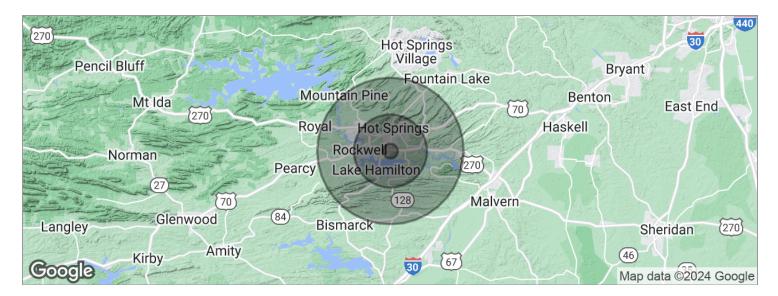


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### Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,115	48,497	83,820
Median age	49.2	42.7	42.6
Median age (Male)	48.1	40.6	40.9
Median age (Female)	51.7	45.7	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 1,584	<b>5 MILES</b> 21,140	<b>10 MILES</b> 35,308
Total households	1,584	21,140	35,308

\* Demographic data derived from 2020 ACS - US Census

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