

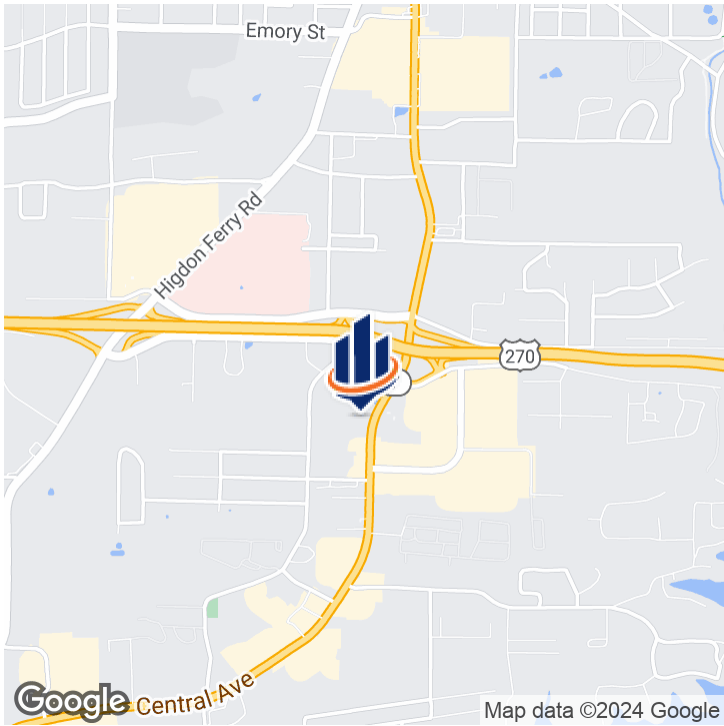


3814 CENTRAL AVENUE
HOT SPRINGS, AR 71913

SVN | ARKBEST REALTY, LLC | 724 GARLAND STREET, LITTLE ROCK, AR 72201

LEASE BROCHURE

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:	c
APN:	300-08068-000

PROPERTY OVERVIEW

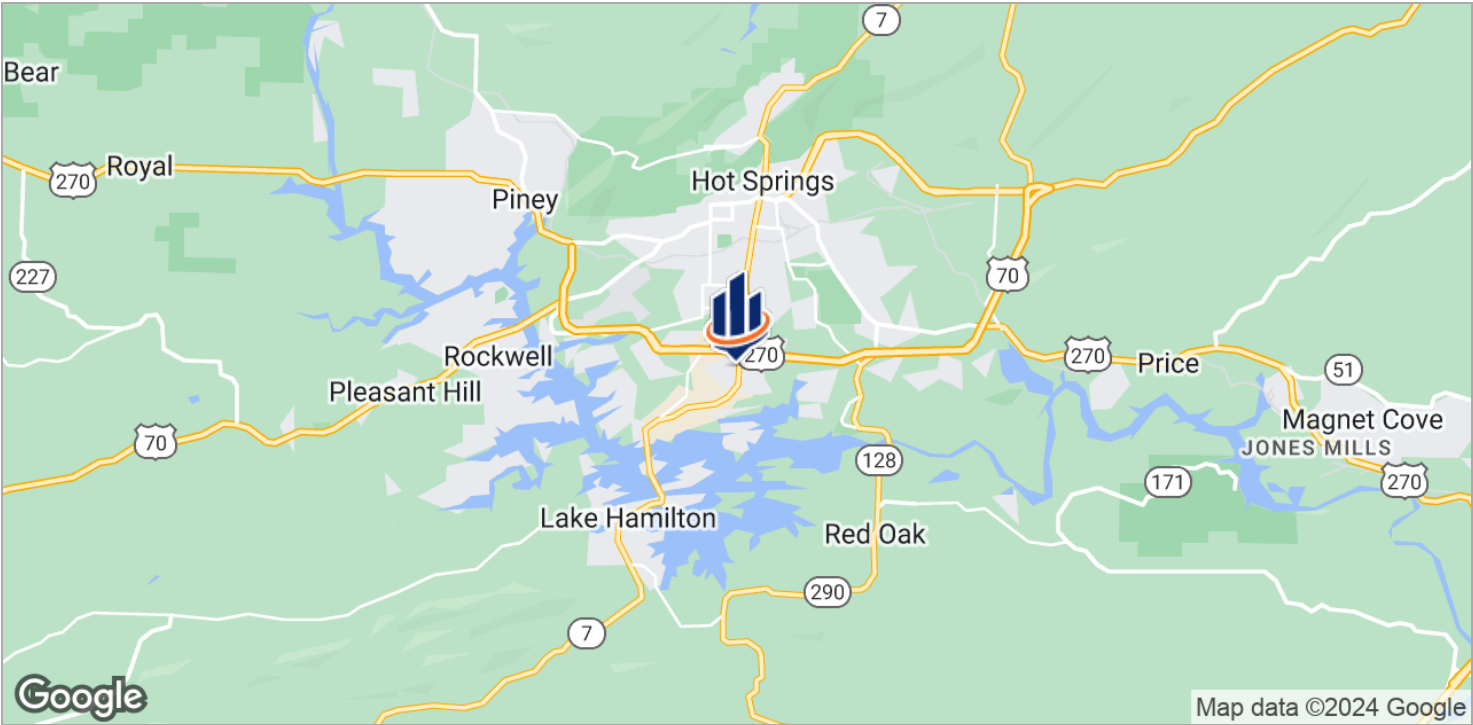
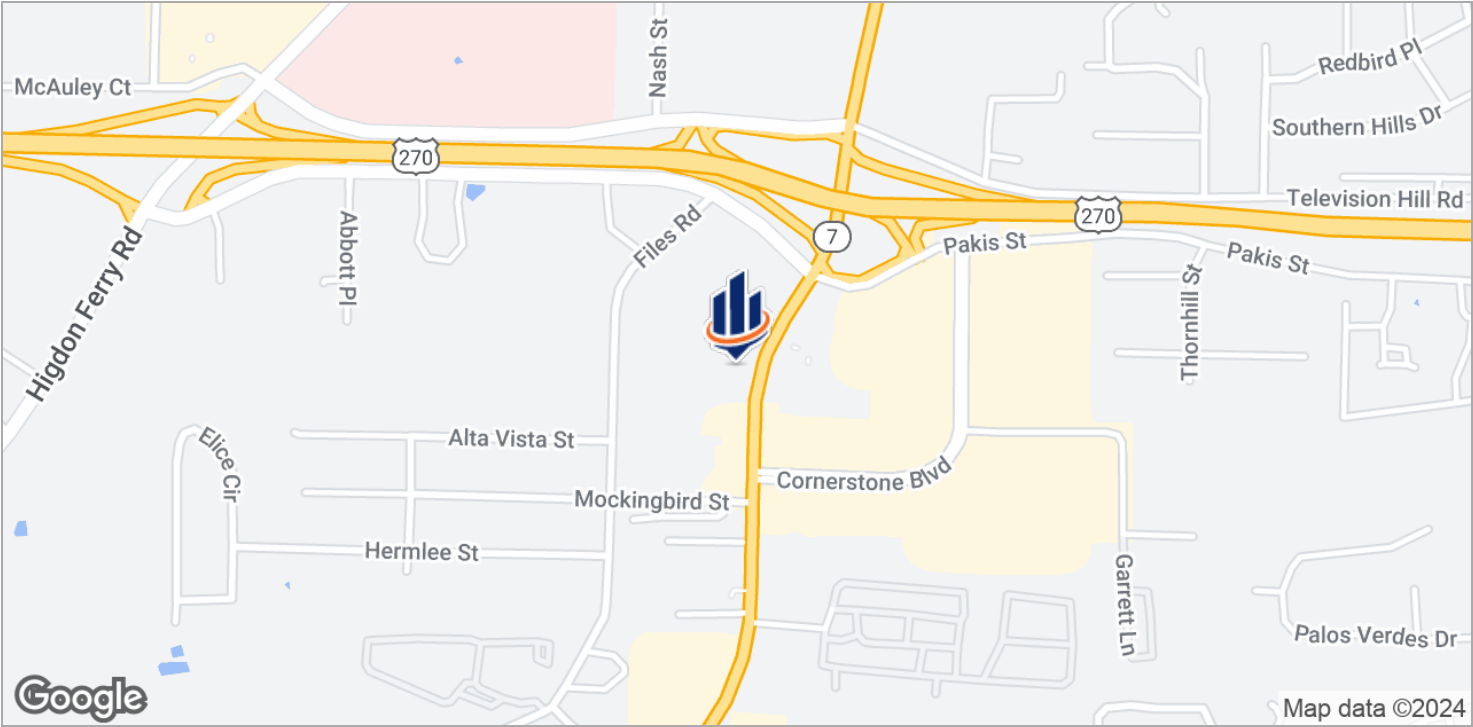
\$1400 Monthly. \$1350 lease \$50 CAM.
Busy Central Avenue.
Puppy Spa for over 25 years.
1080 SF with storefront windows.
End cap to alley.
TI ALLOWANCE NEGOTIABLE

PROPERTY HIGHLIGHTS

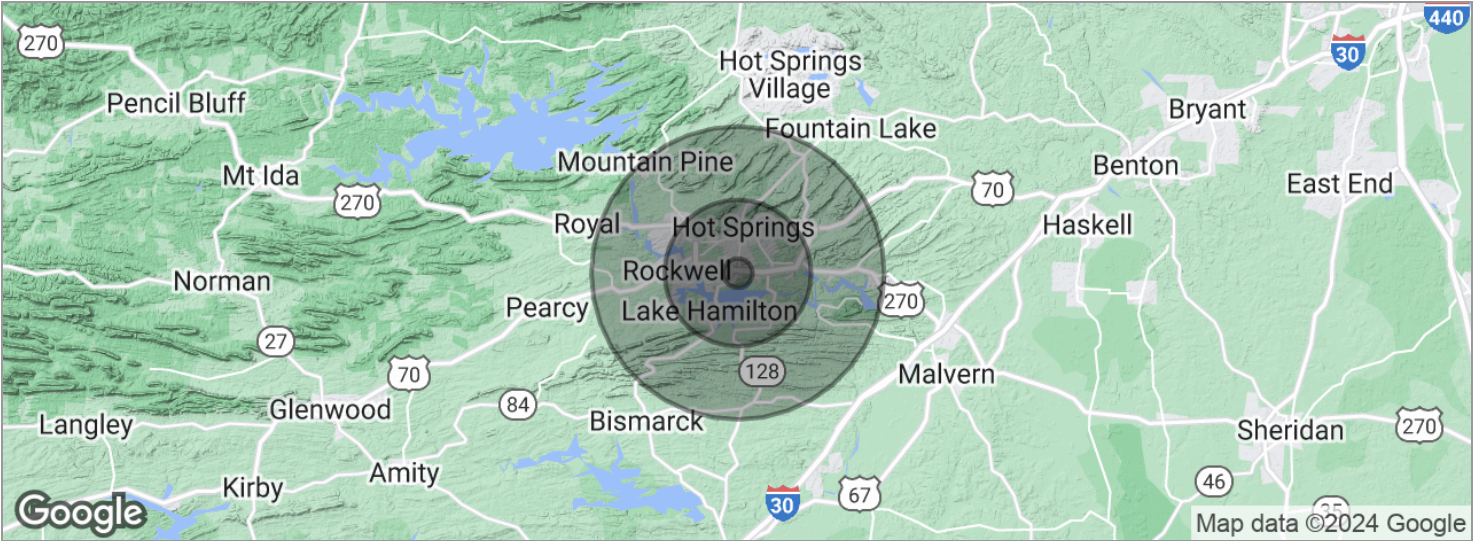
Additional Photos



Location Maps



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
Total households	1,584	21,140	35,308
# of persons per HH	2.0	2.3	2.4
Average HH income	\$51,393	\$50,563	\$52,113
Average house value	\$141,132	\$193,332	\$187,349

* Demographic data derived from 2020 ACS - US Census

Camme Fell 501-499-4739



CAMME FELL

Associate Advisor

camme.fell@svn.com

Direct: 501.374.7222 | **Cell:** 501.507.8426

AR #SA00076597

SVN | ArkBest Realty, LLC

724 Garland Street
Little Rock, AR 72201
501.320.5124