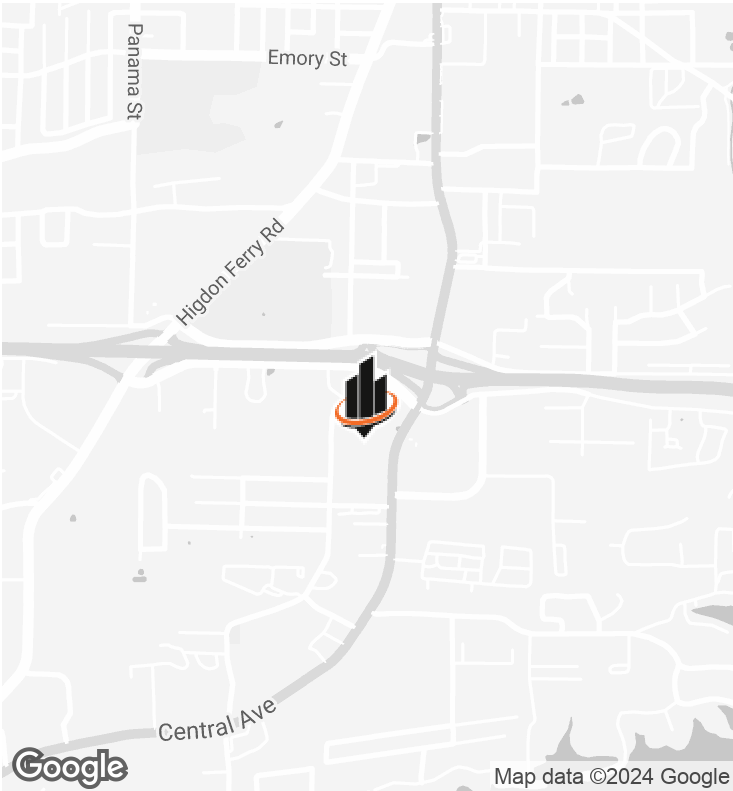


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
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

NATHAN HUTCHINS
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AR #PB00063530

PROPERTY OVERVIEW

\$1984 MONTHLY.
Easy entrance on Central Ave., easy exit on Files Rd. to Section Line Rd. Discover the vibrant surroundings of Suite F, 1750 sf Boardwalk Village, Hot Springs, AR. Just off the bypass on busy HWY 7 Central Avenue. The property is nestled in the heart of a bustling area known for its rich history and natural beauty.

PROPERTY HIGHLIGHTS

- Excellent location
- Ample parking
- Easy in on Central Avenue, Easy out on Files Road, or South on Central Ave
- Across Central Ave from Chili's Bar and Grill and next door to Harbor Freight Tools
- 1750 SF, Vaulted ceiling
- Landlord pays taxes, insurance, garbage, and water
- Each suite is open concept with HVAC and restroom