



For Sale/Lease

Retail Space

4510 Central Avenue,
Hot Springs, AR 71913

NATHAN MONAN
501 372 6161 | 710
nathan.monan@colliers.com

JUSTIN BENTLEY, CCIM
501 372 6161 | 739
justin.bentley@colliers.com

LEE STROTHER, CCIM
501 372 6161 | 703
lee.strother@colliers.com



COLLIERS INTERNATIONAL
1 Allied Dr, Suite 1500
Little Rock, AR 72202
501 372 6161
www.colliers.com/

KEY FEATURES/HIGHLIGHTS

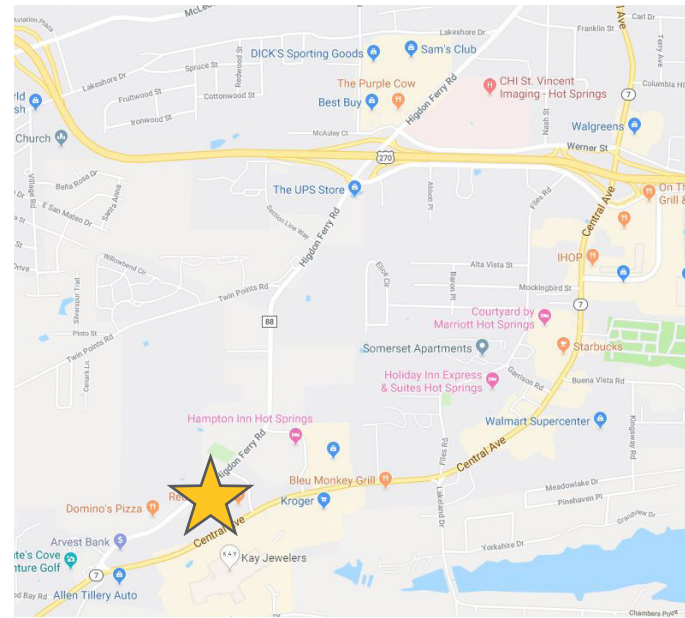
- › Building size: +/- 9,000 SF
- › Lot size: 1.95 AC
- › Sale price: \$1,650,000
- › Lease rate: \$13.50/SF, NNN
- › Excellent visibility along Central Avenue
- › Traffic count: 25,000 vehicles per day along Central Avenue and 12,000 vehicles per day along Higdon Ferry Road
- › Zoning: "C-4," Highway Commercial

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DEMOGRAPHICS

2019	1 mile	3 mile	5 mile
Population	2,992	21,630	52,530
Total Households	1,558	10,021	22,948
Avg. Household Income	\$60,519	\$69,903	\$65,076

NEIGHBORHOOD MAP



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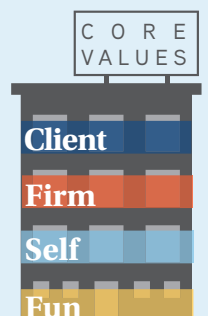
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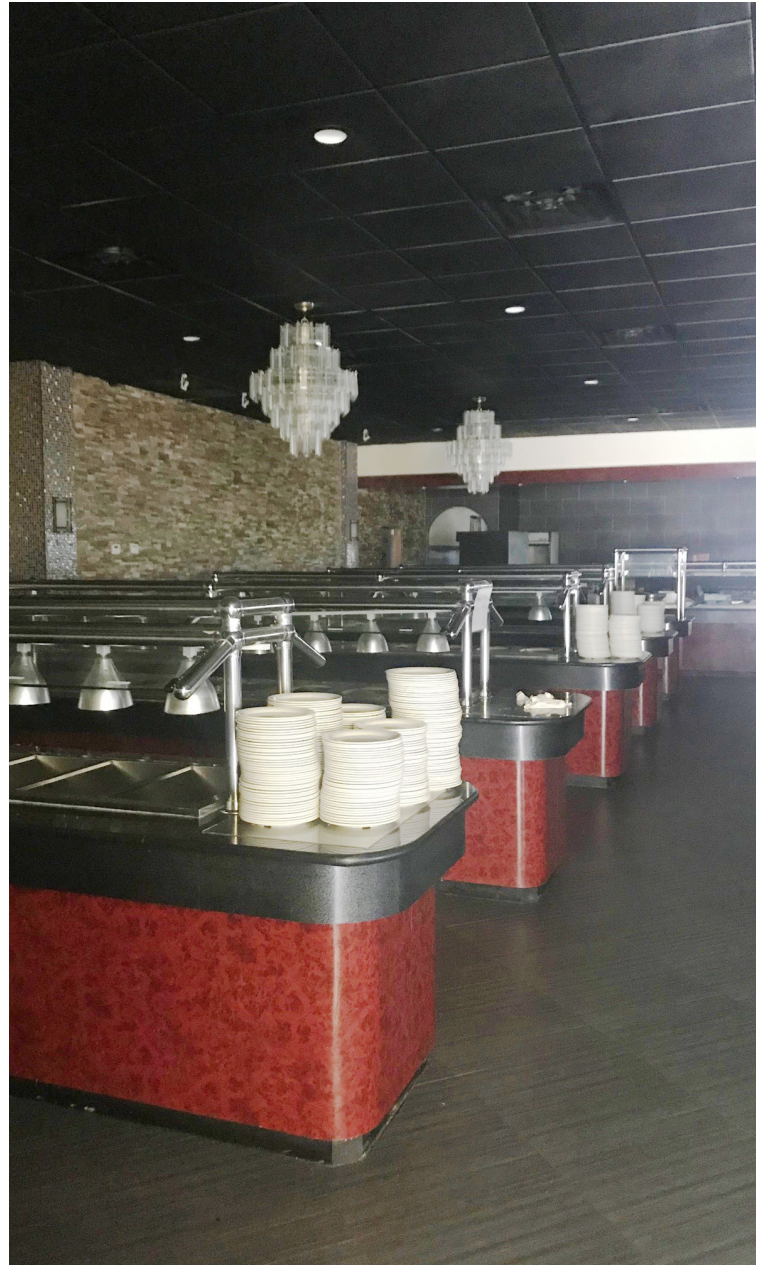
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PROPERTY PHOTOS



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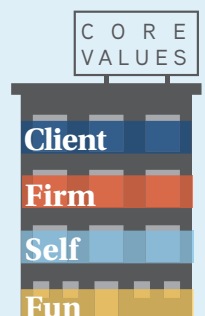
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