



# For Sale

## 70 West Shopping Center

201-207 Airport Road,  
Hot Springs, AR 71913

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### KEY FEATURES/HIGHLIGHTS

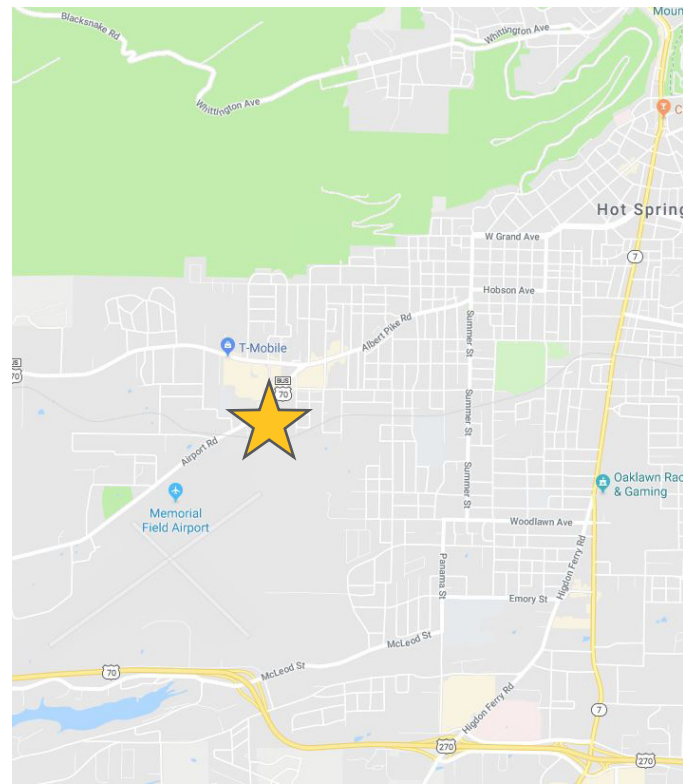
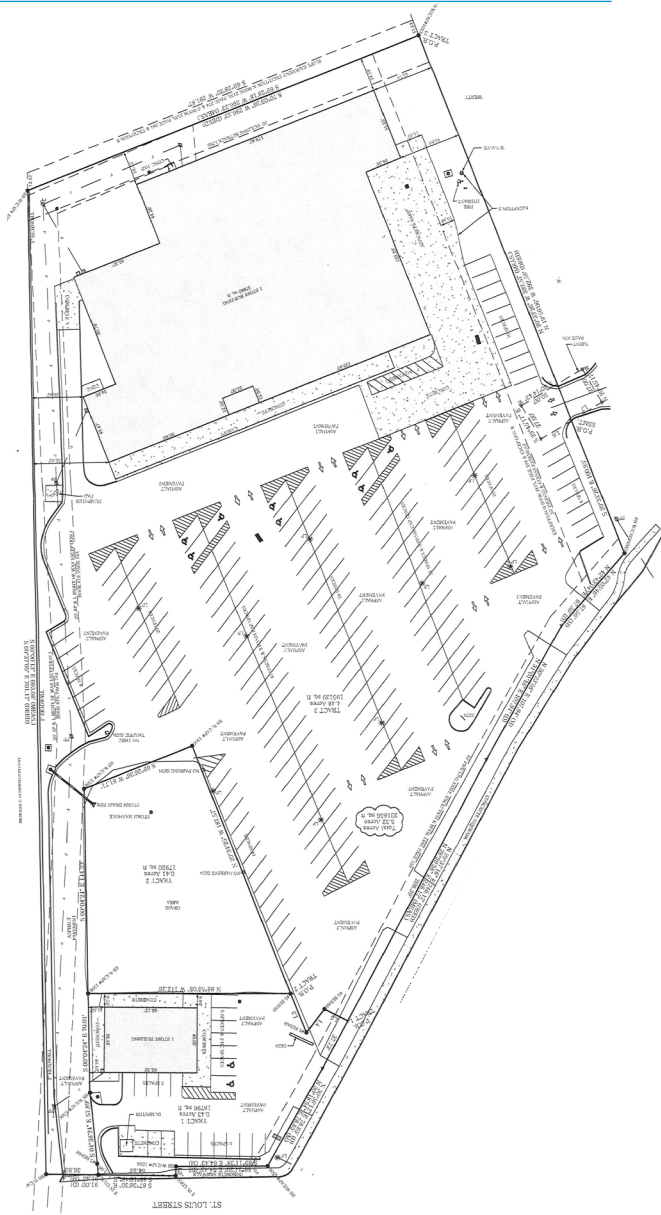
- › Sale price: \$3,250,000
- › Total square footage: approx. 39,804 SF
- › NNN leases with annual base rent increases
- › New signal light directly in front of the center
- › Lot size: 5.32 acres
- › One undeveloped pad-ready outparcel
- › 5.57 parking spaces per 1,000 SF of building area
- › Located in Hot Springs, AR (50 miles southwest of Little Rock)
- › Offering memorandum available upon execution of a confidentiality agreement

# FOR SALE > Investment Opportunity

## DEMOGRAPHICS

2017	1 mile	3 mile	5 mile
Population	4,866	29,473	54,631
Total Households	2,210	13,277	23,842
Avg. Household Income	\$44,359	\$46,681	\$55,892

## SURVEY



## CONTACT US

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CORE  
VALUES

Client

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Self

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## NEIGHBORHOOD MAP



## PROPERTY PHOTOS

