

**LEASE**  
Boardwalk Village, Hot Springs, AR

3812 CENTRAL AVE.

Hot Springs, AR 71913

**PRESENTED BY:**

TIFFANI SILVEY

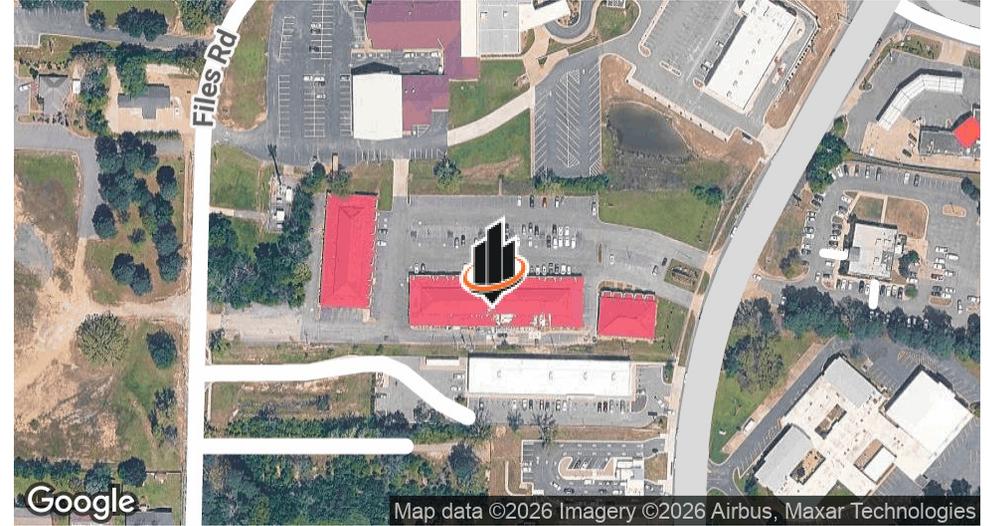
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AR #SA00097857



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,750.00 per month (MG)
<b>AVAILABLE SF:</b>	1,750 SF
<b>LOT SIZE:</b>	4.9 Acres
<b>BUILDING SIZE:</b>	1,750 SF

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## PROPERTY DESCRIPTION

Suites include tenant improvement allowances / free rent, subject to lease terms. Landlord is seeking long-term tenants and will work with tenants on buildout needs to create turnkey spaces.

## PROPERTY HIGHLIGHTS

- Suites available for retail, office, or service-oriented businesses
- High-traffic location with excellent signage opportunities
- Flexible floorplans to accommodate a variety of uses
- Prime Central Ave. location near Oaklawn and Lake Hamilton
- Ample on-site parking and easy access
- Surrounded by established local and national tenants

# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,750 SF	<b>LEASE RATE:</b>	\$1,750.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3812 Central Ave - Suite B	Available	1,750 SF	Modified Gross	\$1,750 per month

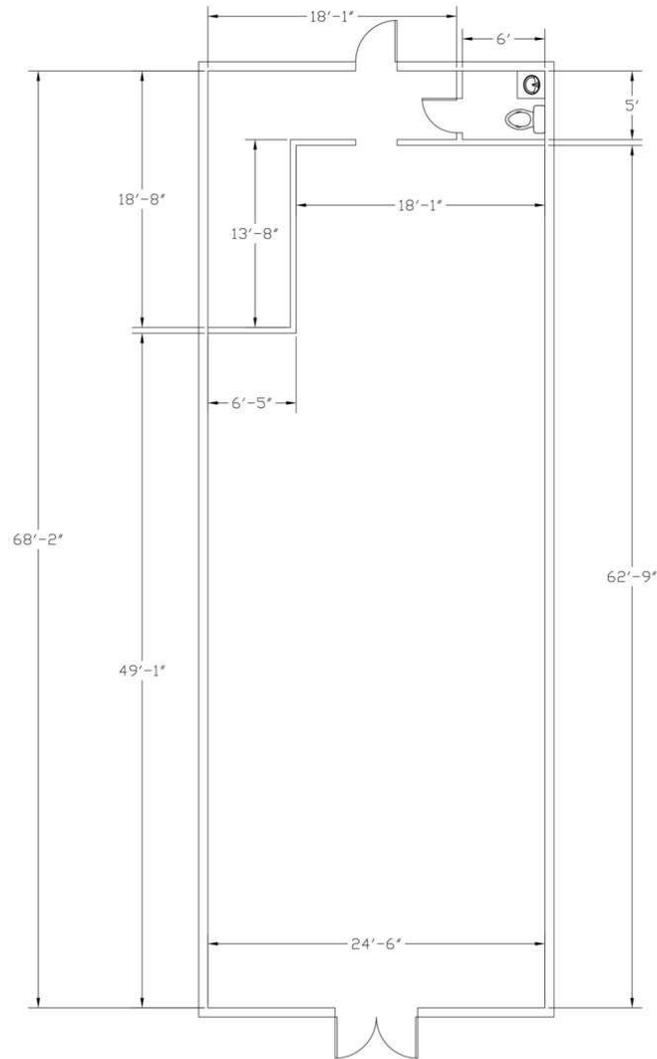
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**ADDITIONAL PHOTOS**



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# FLOOR PLAN



General Notes		
No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
Boardwalk Shopping Village 3812 Central Ave Suite B Hot Springs, AR 71913 1670 leasable square feet		
Project	Sheet	
Date	A1	
12/09/2005		

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# RETAILER MAP



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