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# PROMINENT SPACES AND OUTPARCELS FOR LEASE

## 1311 Albert Pike Road, Hot Springs, Arkansas



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate &amp; Type</b>	Negotiable
<b>Address</b>	1307-1343 Albert Pike Rd, Hot Springs, AR 71913
<b>Property Type</b>	Retail Plaza
<b>Available Space</b>	<ul style="list-style-type: none"> <li>○ <b>Outparcel 1</b> – ±0.84 AC</li> <li>○ <b>Outparcel 2</b> – ±0.54 AC</li> <li>○ <b>Suite 1</b> – ±2,500 SF</li> <li>○ <b>Suite 2</b> – ±5,000 SF</li> <li>○ <b>Suite 3</b> – ±2,500 SF *Coming late 2025</li> <li>○ <b>Suite 4</b> – ±38,750 SF</li> <li>○ <b>Suite 5</b> – ±31,000 SF (end-cap) *Coming Q1 2026</li> </ul>
<b>Building &amp; Lot Size</b>	±107,050 SF   ±8.77 Acres
<b>Year Built/Renovated</b>	1973/2025
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ Albert Pike Road – 24,000 VPD</li> <li>○ Airport Road – 38,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Prominent and easily accessible outparcels and plaza retail space at the high-traffic intersection of Albert Pike Rd and Airport Rd in Hot Springs, which sees a combined 64,000 vehicles per day
- Lot size of the three outparcels is approximate and subject to change pending user needs
- The parking lot, landscaping, and exterior façade are currently undergoing a multi-million-dollar renovation
- Unmatched visibility with ±800 feet of frontage at the intersection of Albert Pike Rd and Airport Rd
- Near numerous national retailers: Walmart, Kroger, Starbucks, McDonalds, and Big Lots, among others
- Convenient proximity to popular tourist destinations: Lake Hamilton, Oaklawn Racing Casino Resort, and the Historic Bathhouse Row



[Click Here for Drone Video](#)

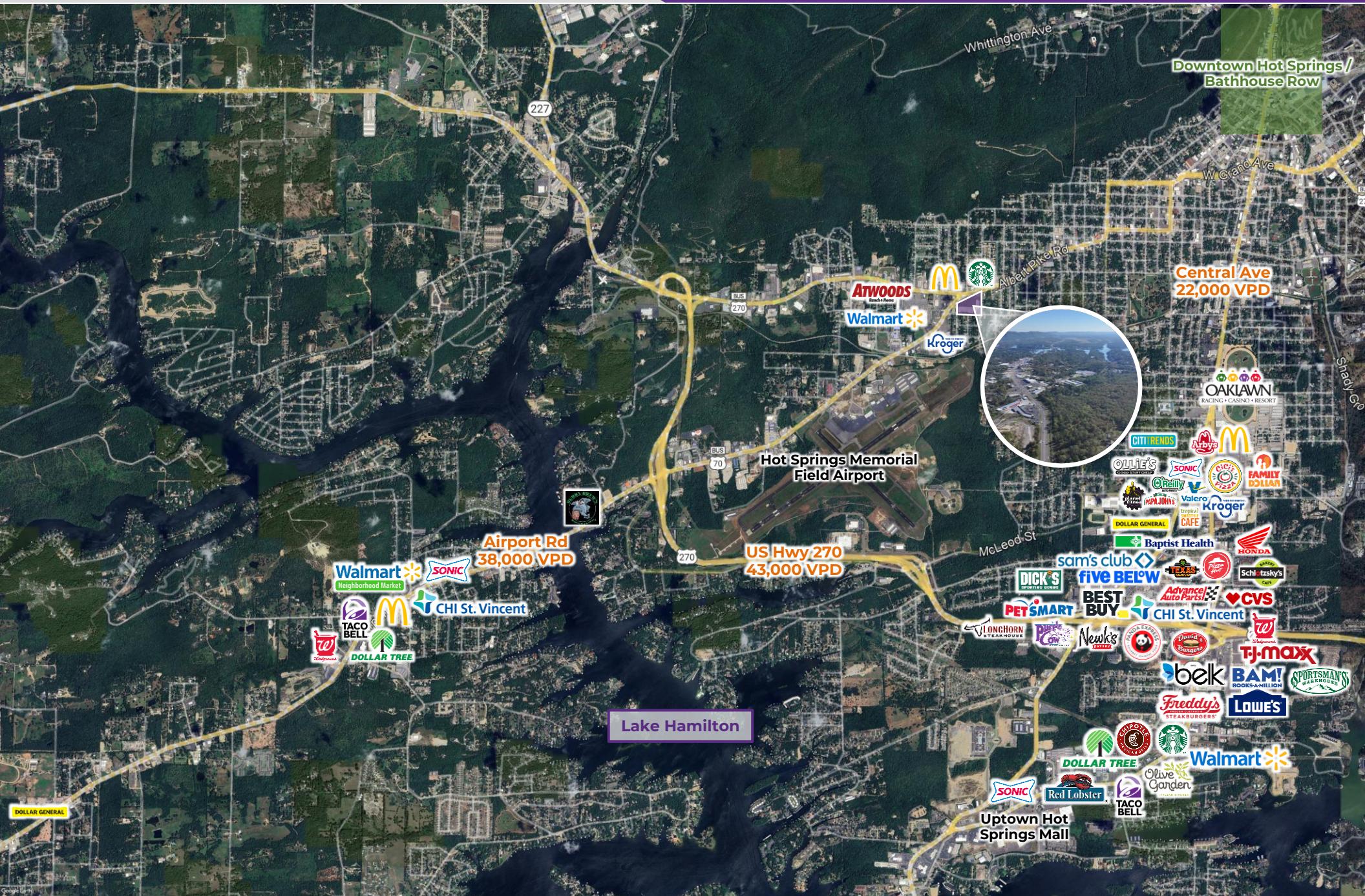






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# MARKET MAP



📍 1307-1343 Albert Pike Rd, Hot Springs, AR

 501.376.6555



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## Hot Springs, Arkansas



Located in the heart of the nation and within a one-day drive of 80 million people, Hot Springs is a great place to work and live. Greater Hot Springs has one of the most vibrant economies in Arkansas, and it is in one of the nation's most scenic settings. The region has a reasonable cost of living and a business-friendly approach that has attracted global companies as well as entrepreneurs. Companies as diverse as Triumph Airborne, Xpress Boats, Timber Automation, and Alliance Rubber all call the region home. With access to waterways, railways, and trucks, intermodal freight transportation makes doing business all over the world convenient and efficient.

The region is also home to two four-year universities and two nationally accredited colleges. Hot Springs has a regional airport as well as quick access to Interstate 30 and several regional hubs, including Little Rock.

Visitors and residents have an assortment of activities at their disposal in Hot Springs, such as an esteemed national park, live thoroughbred racing and gaming at Oaklawn Racing Casino Resort, Magic Springs Amusement Park, the 210-acre Garvan Woodland Gardens, the Gangster Museum of America, a renowned lineup of art galleries and the Mid-America Science Museum, which received a National Medal for Library & Museum in 2016.

## DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	29,269	53,430	84,045
<b>Households</b>	13,351	23,438	35,636
<b>Average Age</b>	43.9	44.1	44.2
<b>Average Household Income</b>	\$55,992	\$66,028	\$71,679
<b>Businesses</b>	1,811	2,405	2,953

\*Demographic details based on property location



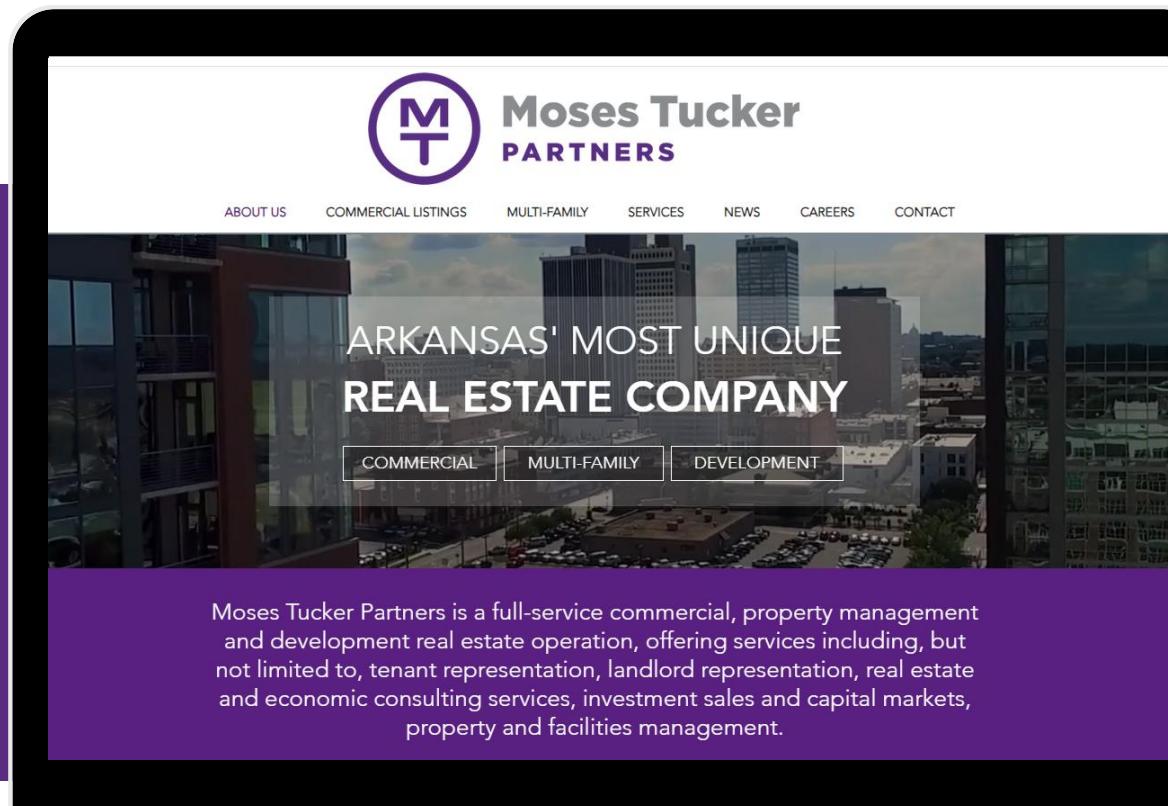
# CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. The main banner image is a cityscape with the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" overlaid. Below the banner, three service categories are listed: COMMERCIAL, MULTI-FAMILY, and DEVELOPMENT. A purple text box at the bottom of the screen contains a detailed description of the company's services.

Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management.

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