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# PROMINENT SPACES AND OUTPARCELS FOR LEASE

## 1311 Albert Pike Road, Hot Springs, Arkansas



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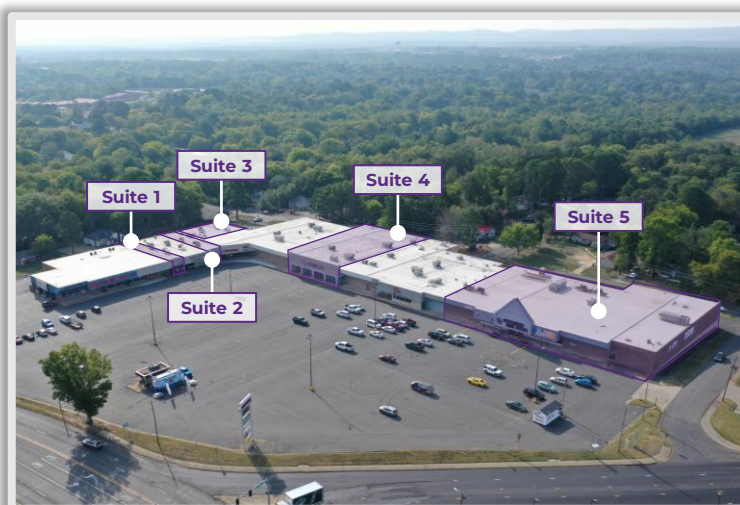
## Property Understanding

### OVERVIEW

Offering	For Lease
Lease Rate & Type	Negotiable
Address	1307-1343 Albert Pike Rd, Hot Springs, AR 71913
Property Type	Retail Plaza
Available Space	<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 <i>*Coming late 2025</i></li> <li>○ <b>Suite 4</b> – ±38,750 SF</li> <li>○ <b>Suite 5</b> – ±31,000 SF (end-cap) <i>*Coming Q1 2026</i></li> </ul>
Building & Lot Size	±107,050 SF   ±8.77 Acres
Year Built/Renovated	1973/2025
Traffic Counts	<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

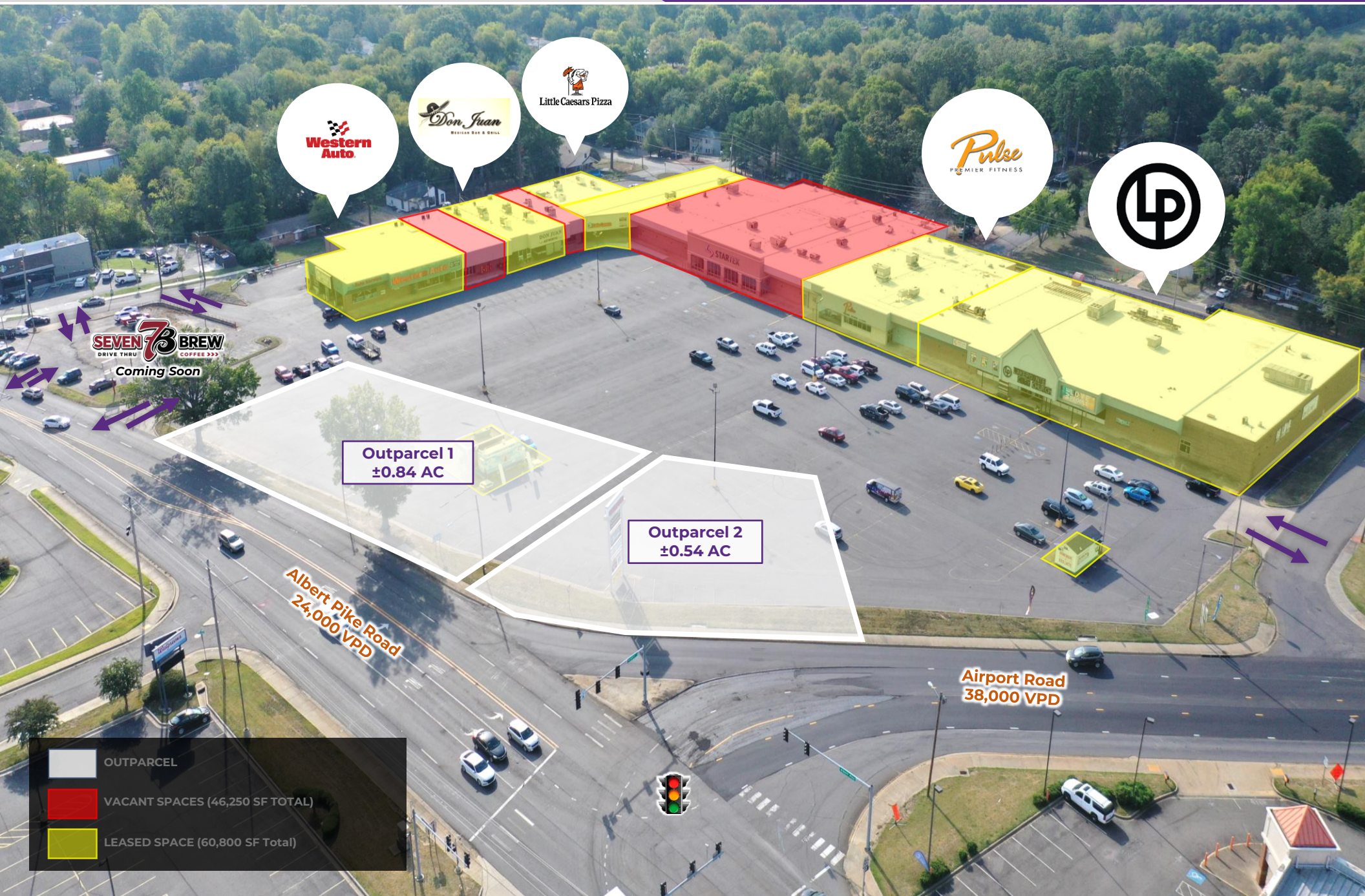


[Click Here for Drone Video](#)

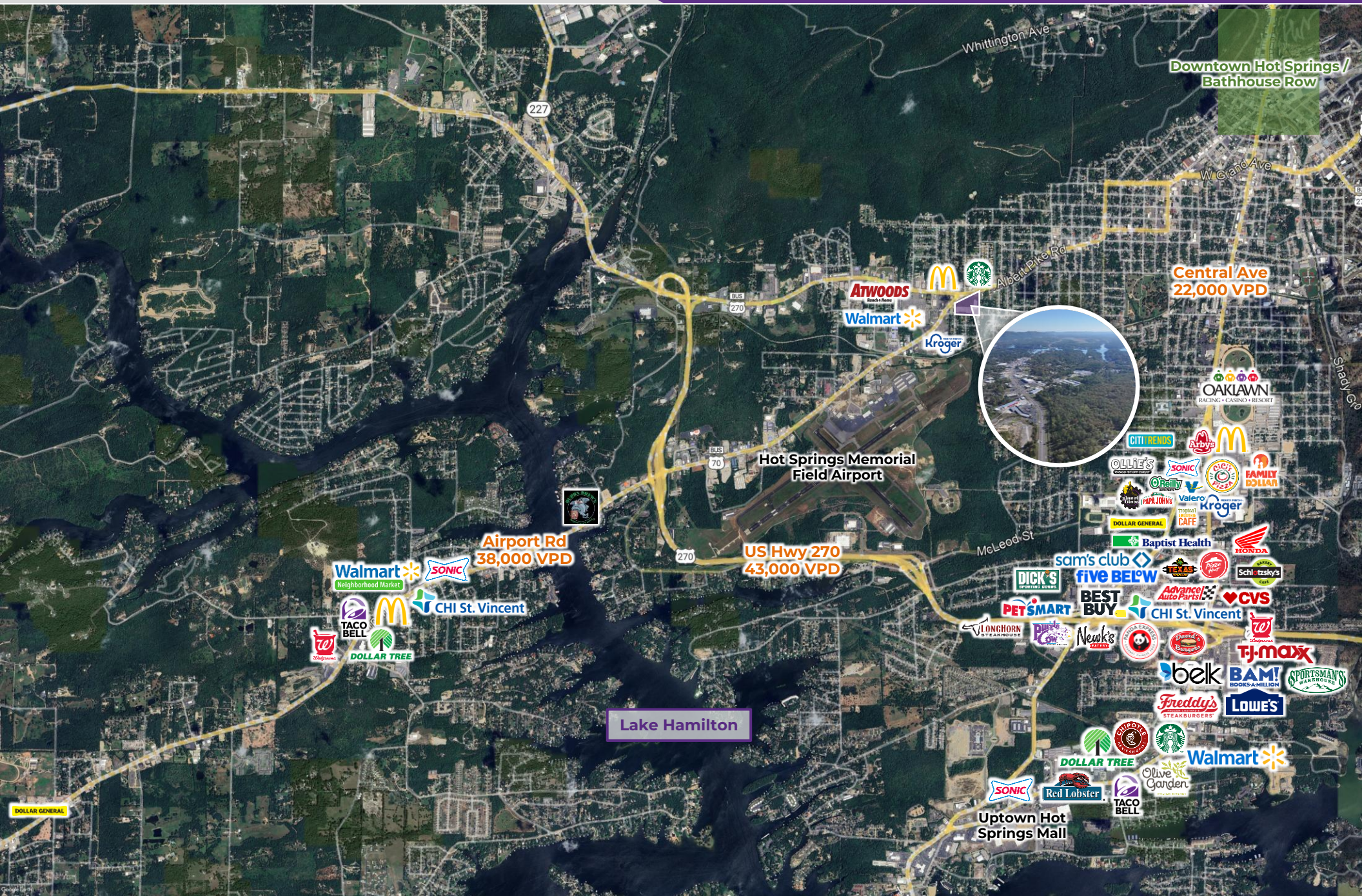














## Hot Springs, Arkansas



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\*

### Population

### 3 MILES

### 5 MILES

### 10 MILES

29,269

53,430

84,045

### Households

13,351

23,438

35,636

### Average Age

43.9

44.1

44.2

### Average Household Income

\$55,992

\$66,028

\$71,679

### Businesses

1,811

2,405

2,953

*\*Demographic details based on property location*

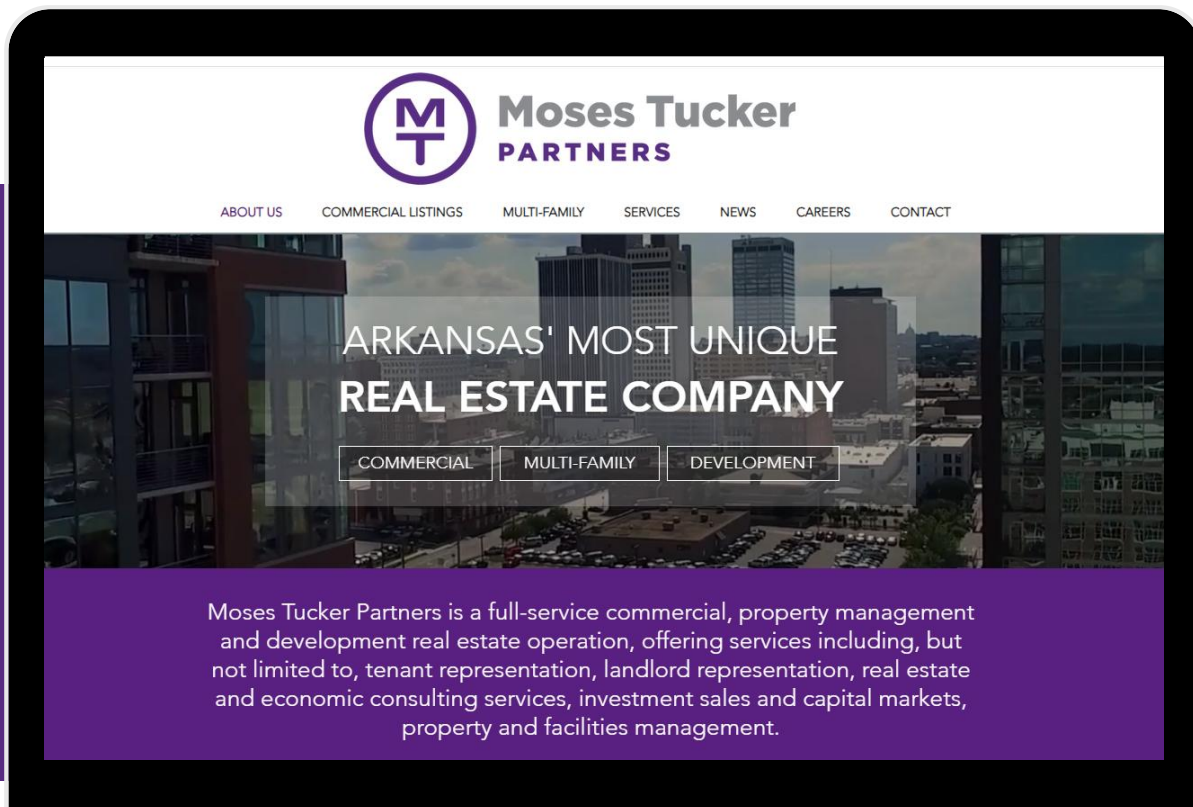
# CONNECT

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