

**8451 PARK AVENUE**  
 FOUNTAIN LAKE, AR 71901



**PROPERTY DESCRIPTION**

Existing event venue ideally located between Little Rock and Hot Springs, offering a unique opportunity for continued operation or redevelopment. Situated along the high-traffic Park Avenue corridor (Hwy 7), the property features ample parking and convenient ingress and egress, making it well-suited for retail, office, service, or redevelopment use.

**PROPERTY HIGHLIGHTS**

- Prime location on Park Avenue (Hwy 7) just 10 miles from Hot Springs
- Ideal for retail, office, service or redevelopment opportunity
- Strong traffic corridor connecting Hot Springs & surrounding communities
- Ample parking and convenient ingress/egress

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	271	2,888	5,909
Total Population	555	5,871	12,154
Average HH Income	\$86,156	\$84,430	\$83,118

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