

**FOR LEASE**

1205 Albert Pike Road,
Hot Springs, AR

Industrial Building for Lease

Features

- 3,800 SF industrial building
- Lease rate: \$2,750/month
- Three 14' overhead doors
- Reception area, office, and two restrooms
- Climate-controlled and clean
- Bonus mezzanine area for storage
- Traffic count: approximately 24,000 vehicles per day on US Hwy 270B
- Zoned: C-G - General Commercial

Lease rate:

\$2,750
PER MONTH

CONTACT US**Brian Gehrki**

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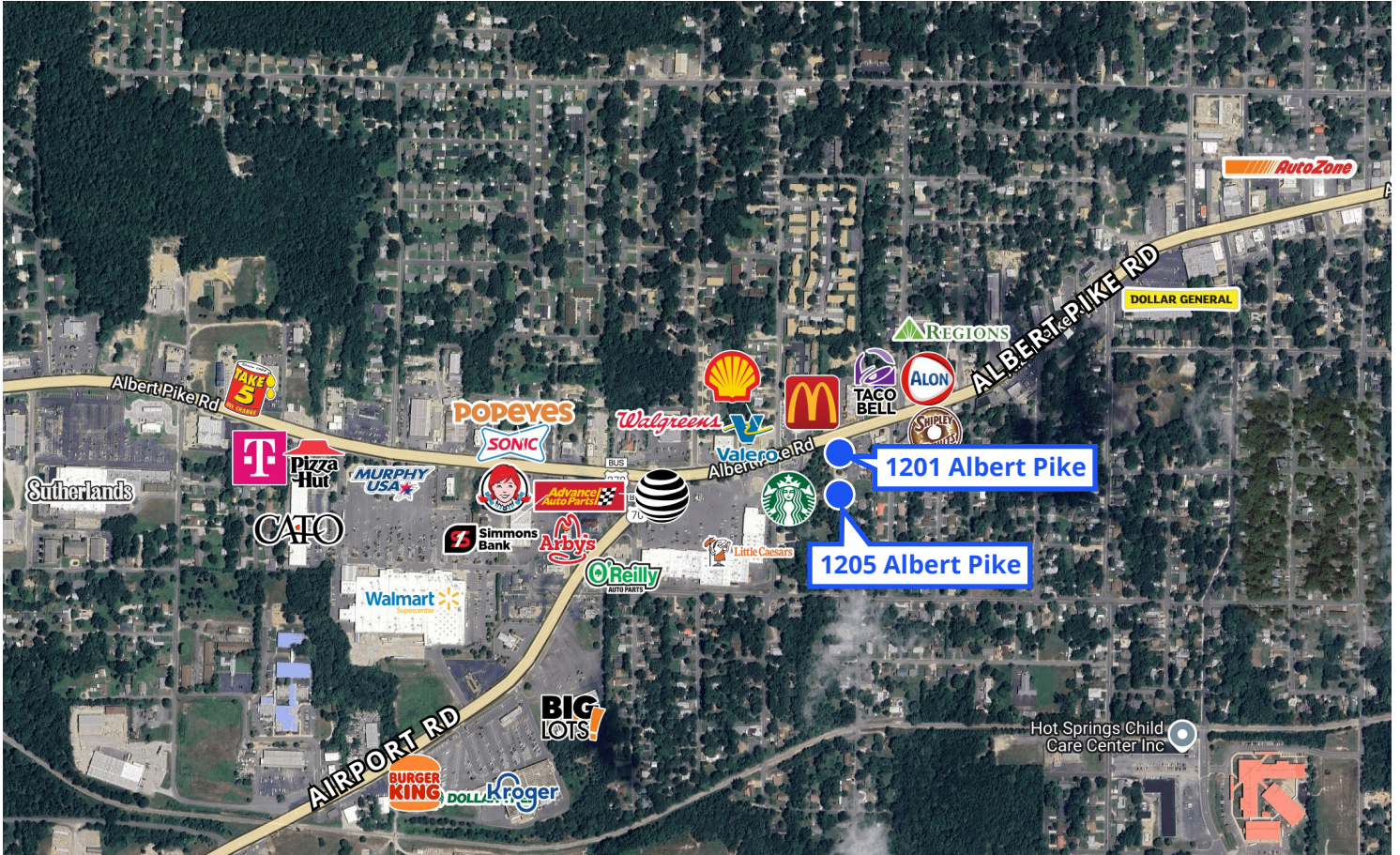
835 Central Ave, Ste. 200

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Property Map



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Area Demographics



ESTIMATED POPULATION (2024)

1 Mile	3 Mile	5 Mile
6,104	28,269	53,842



ESTIMATED HOUSEHOLDS (2024)

1 Mile	3 Mile	5 Mile
2,683	13,070	24,216



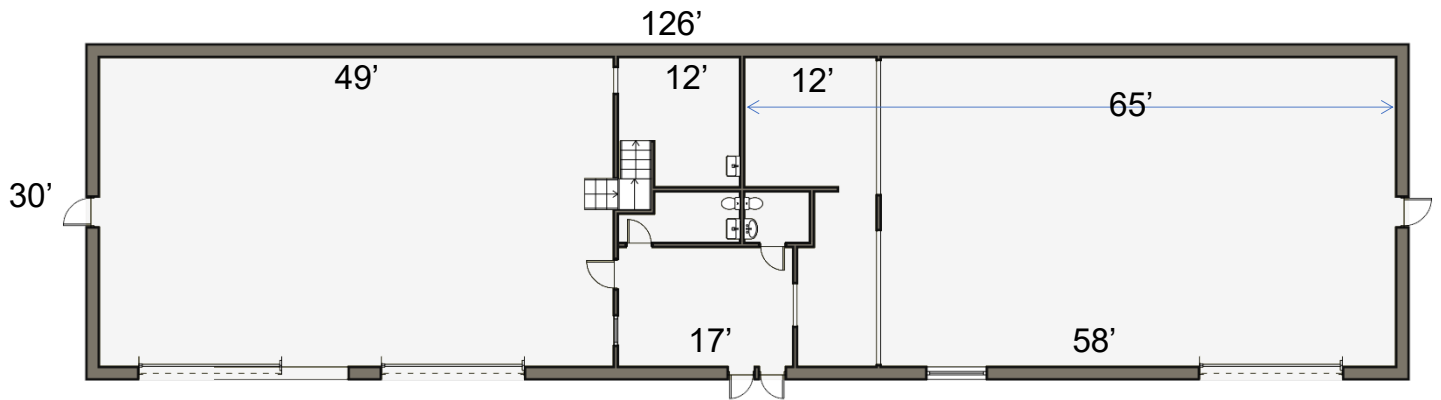
EST. AVG HOUSEHOLD INCOME (2024)

1 Mile	3 Mile	5 Mile
\$55,961	\$60,999	\$76,502

FOR LEASE

Floor Plan

- 3,800 SF



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