

FOR SALE

5200 Central Avenue

Hot Springs, AR 71913



## PRIME REDEVELOPMENT OPPORTUNITY

1.27 ± ACRES



CUSHMAN &  
WAKEFIELD



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# PROPERTY FEATURES

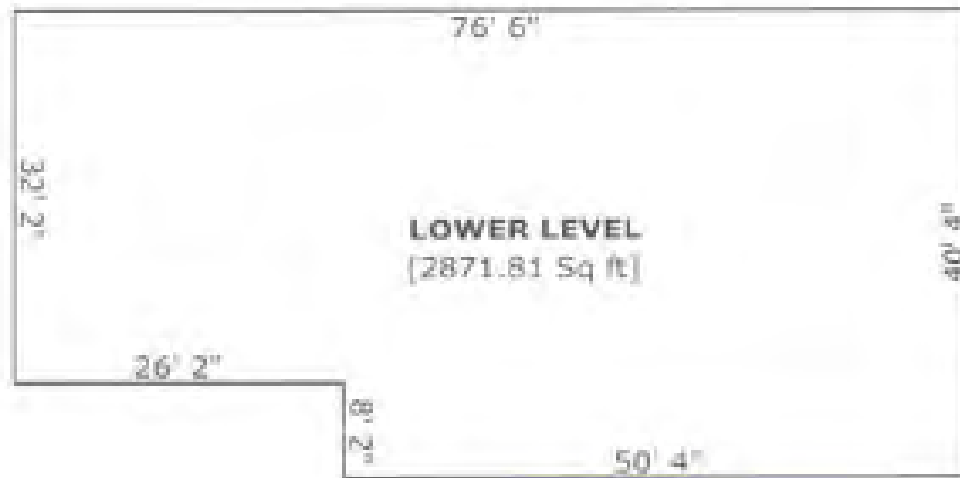
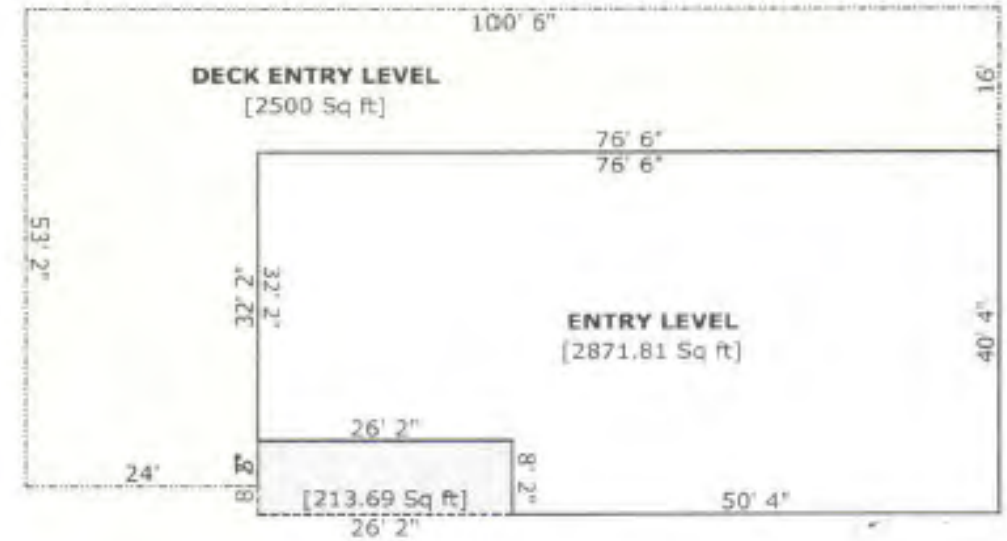
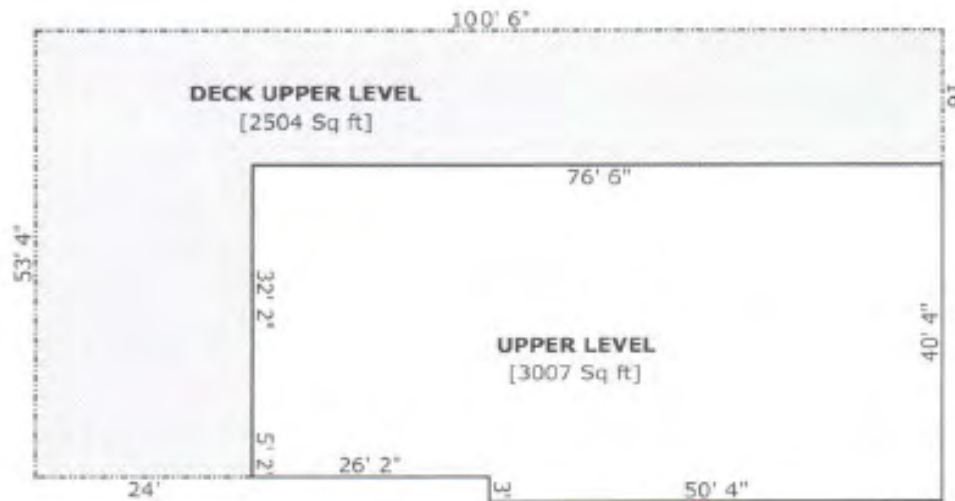
<b>PRICE:</b>	<b>CONTACT AGENT</b>
<b>BUILDING SIZE:</b>	9,000 ± SF
<b>ACREAGE:</b>	1.27 ± AC
<b>BUILDING TYPE:</b>	MIXED-USE
<b>SHORELINE FRONTAGE:</b>	608 FT
<b>STORIES:</b>	THREE

## PROPERTY HIGHLIGHTS

- Former Belle of Hot Springs Riverboat facility and Gilligan's Restaurant
- Located directly on Lake Hamilton along Central Ave (20,000 VPD)
- 4,000 ± SF outdoor deck space
- 60 parking spaces available
- Property contains event space, restaurant space, two entertainment decks, a board walk along the shoreline, and a dock area
- Pylon signage



# PROPERTY FLOOR PLANS



# PROPERTY PHOTOS



# PROPERTY AERIAL MAP



UPTOWN HOT  
SPRINGS

**RISER**

The **Gregg Orr**  
AUTO COLLECTION

**WAFLE  
HOUSE**

SUNBAY RESORT

**DOUBLE TREE**  
BY HILTON

**TREIOS**  
Del Lago

**GREGG ORR**  
MARINE

**FUTERILL**  
MARINERS  
HOT SPRINGS, ARKANSAS

**HOME**  
SUITES 2

**Luna  
Della**

LAKE HAMILTON

 20,000  
VEHICLES PER DAY

Fisherman's  
**WHARF**

WHARF RESORT

**SUBJECT PROPERTY**

CENTRAL AVE

LONG ISLAND  
LAKE RESORT

SOUTH SHORE  
LAKE RESORT

**BAYMONT**  
BY WYNDHAM

**STAYBRIDGE**  
SUITES

**HARRIS**

# SUB-MARKET OVERVIEW — HOT SPRINGS, AR

Nestled in the Ouachita Mountains, Hot Springs is a historic destination known for its natural beauty and vibrant atmosphere. The city's naturally heated springs, along with outdoor attractions like the 7,200-acre Lake Hamilton and Oaklawn Racing Casino Resort, draw a steady stream of tourists year-round.

Downtown Hot Springs offers a blend of boutique shopping, dining, and historic bathhouses, creating an environment that encourages both relaxation and exploration. With its rich heritage, growing tourism sector, and modern amenities, the city is becoming an increasingly desirable location to live, work, and visit. Hot Springs offers a short commute to surrounding cities, a mild climate, and a booming business community, all combined with a low cost of living, making it an ideal location for businesses looking to tap into a thriving and diverse market.

## ECONOMY & ACCOLADES

- 3.7% Unemployment Rate in Hot Springs
- Named Arkansas Business Trendsetter City
- 2% lower cost of living than the national average
- #1 Best Place to Live in Garland County
- #10 Best Place to Retire in Arkansas
- #13 Best Public Schools in Arkansas
- #3 best destination in the country to view fall foliage by USA TODAY
- Hot Springs Population: 37,994
- Hot Springs Total Businesses: 1,468



**FOR MORE INFORMATION, CONTACT:**

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