



# BOARDWALK *Village*

 LOCKSMITH 24/7  
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Leasing Information ArkBest Realty, Inc.  
888-227-8003

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RADIANCE SCHOOL OF MASSAGE

CENTRAL HEALTH CARE

YOUNGER MERRIOTT SALON

## LEASE

# Boardwalk Village, Hot Springs, AR

3812 CENTRAL AVE.

Hot Springs, AR 71913

## PRESENTED BY:

TIFFANI SILVEY

O: 501.499.4739

tiffani.silvey@svn.com

AR #SA00097857

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	1,750 SF
<b>LOT SIZE:</b>	4.9 Acres
<b>BUILDING SIZE:</b>	24,000 SF

## PROPERTY DESCRIPTION

This property offers 1750 SF of open concept space flooded with natural light, perfect for versatile use. With abundant parking and a competitive lease rate, this high-traffic location ensures maximum visibility for your business

## PROPERTY HIGHLIGHTS

- Prime location on Central Ave
- Open concept design for flexible use
- Abundance of natural light enhances work environment
- Ample parking for convenience
- 1750 SF Each
- Competitive lease rate

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# VACANT SUITES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,750 SF	<b>LEASE RATE:</b>	\$13.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 3812 Central Ave, Suite D	Available	1,750 SF	Modified Gross	\$13.00 SF/yr
■ 3812 Central Ave, Suite F	Available	1,750 SF	Modified Gross	\$13.00 SF/yr
■ 3812 Central Ave, Suite H	Available	1,750 SF	Modified Gross	\$13.00 SF/yr

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# RETAILER MAP



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## ADDITIONAL PHOTOS



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