

**FOR SALE****Offering Price:****\$2.2M****Contact us:****Karolyn Fankhouser**

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## Southridge Plaza | Commercial Investment Property

### 5401 Central Ave, Hot Springs, AR

#### Features

- Lot size: +/- 1.38 acres
- Offering price: \$2,200,000
- Available: Three buildings totaling 17,248 SF
- Mixed-use tenant base
- Frontage on AR Hwy 7
- 55 parking spaces
- Outside city limits
- Traffic count: approximately 19,000 vehicles per day along Central Avenue

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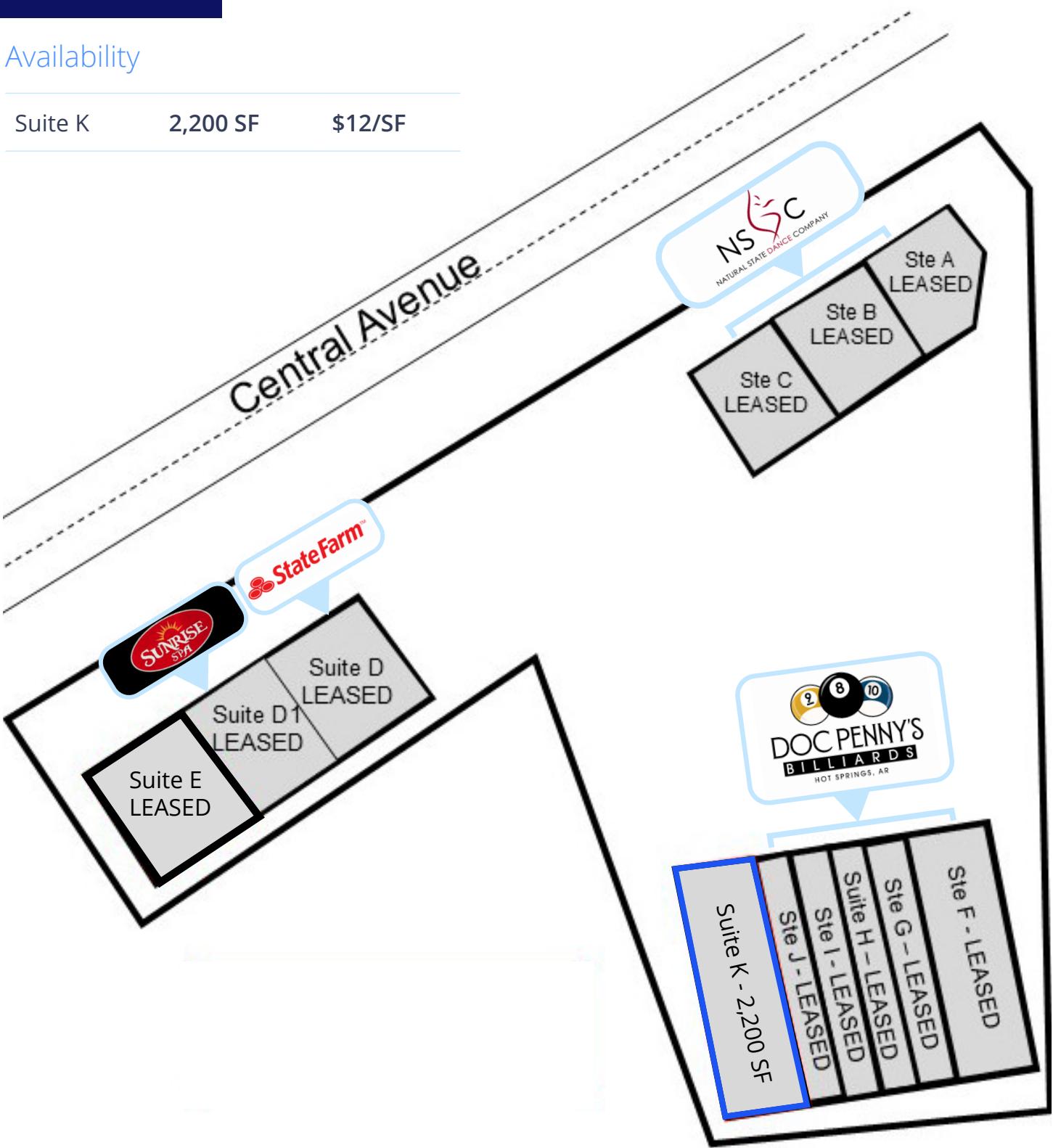
# Site Layout

## Availability

Suite K

2,200 SF

\$12/SF



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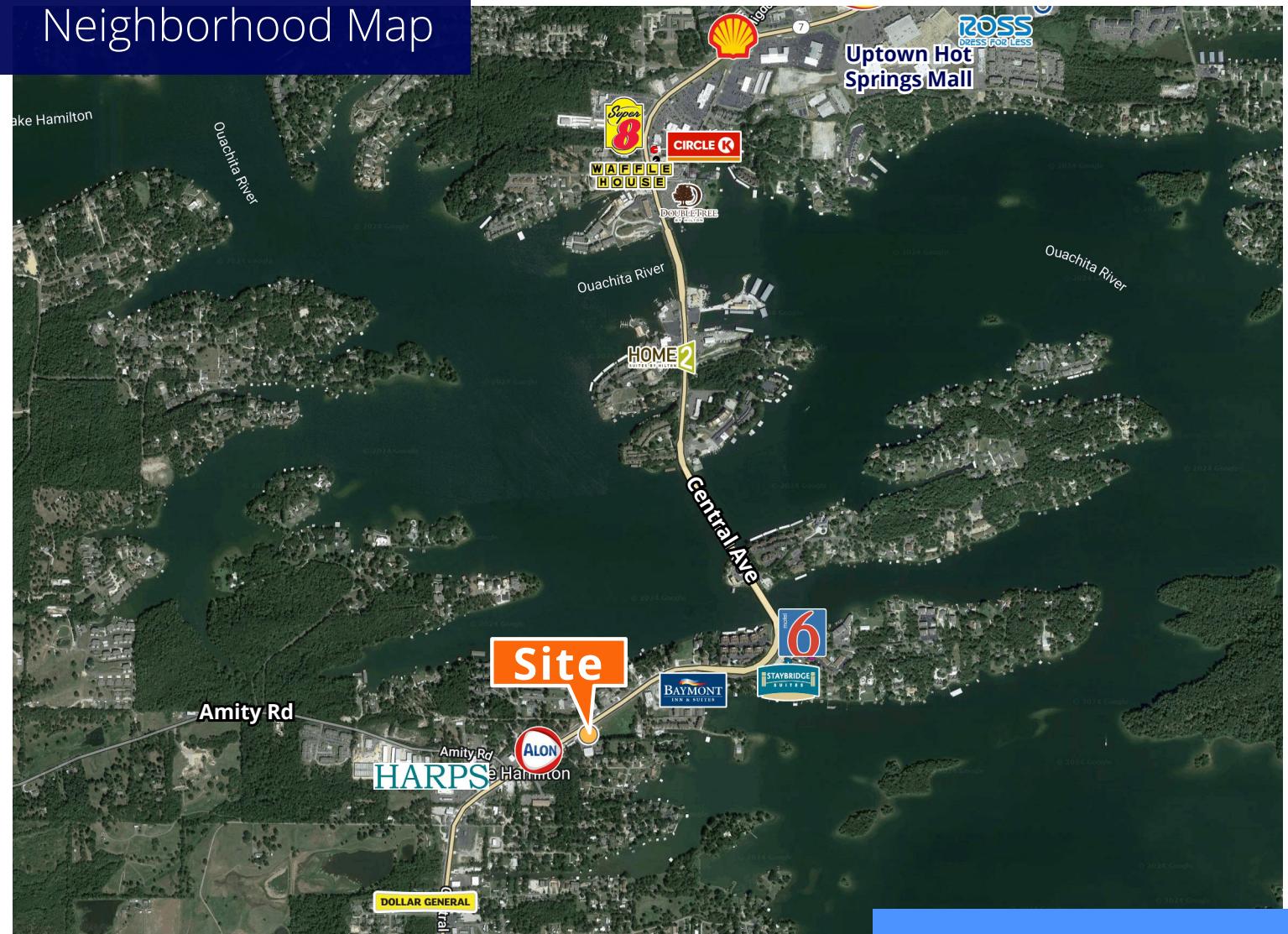
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# Neighborhood Map



## 2025 Demographics

	1 Mile	3 Mile	5 Mile
<b>Estimated Population</b>	1,623	14,530	36,709
<b>Estimated Households</b>	802	7,075	16,840
<b>Estimated Avg. Household Income</b>	\$132,287	\$105,905	\$90,768

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