

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

**FOR LEASE**

Asking Price:

**\$16.00**  
PSF NNN

**Contact us:**

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**3364 Central Avenue,  
Hot Springs, AR**

**For Lease: Retail Space**

### Features

- Available space: +/- 7,828 SF
- Lease rate: \$16.00/SF, NNN
- Former Aaron's
- Adjacent to AutoZone
- Located in busy commercial corridor, just 1/2 mile from Martin Luther King, Jr. Expressway
- Traffic count: approximately 22,000 vehicles per day
- Zoned: C-R, Regional Commercial

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Accelerating success.

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# Neighborhood Map



## 2024 Demographics

|                                 | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------------|----------|----------|----------|
| Estimated Population            | 4,862    | 32,567   | 55,658   |
| Estimated Households            | 2,302    | 15,276   | 25,167   |
| Estimated Avg. Household Income | \$67,617 | \$71,809 | \$80,876 |

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# Property photos

