



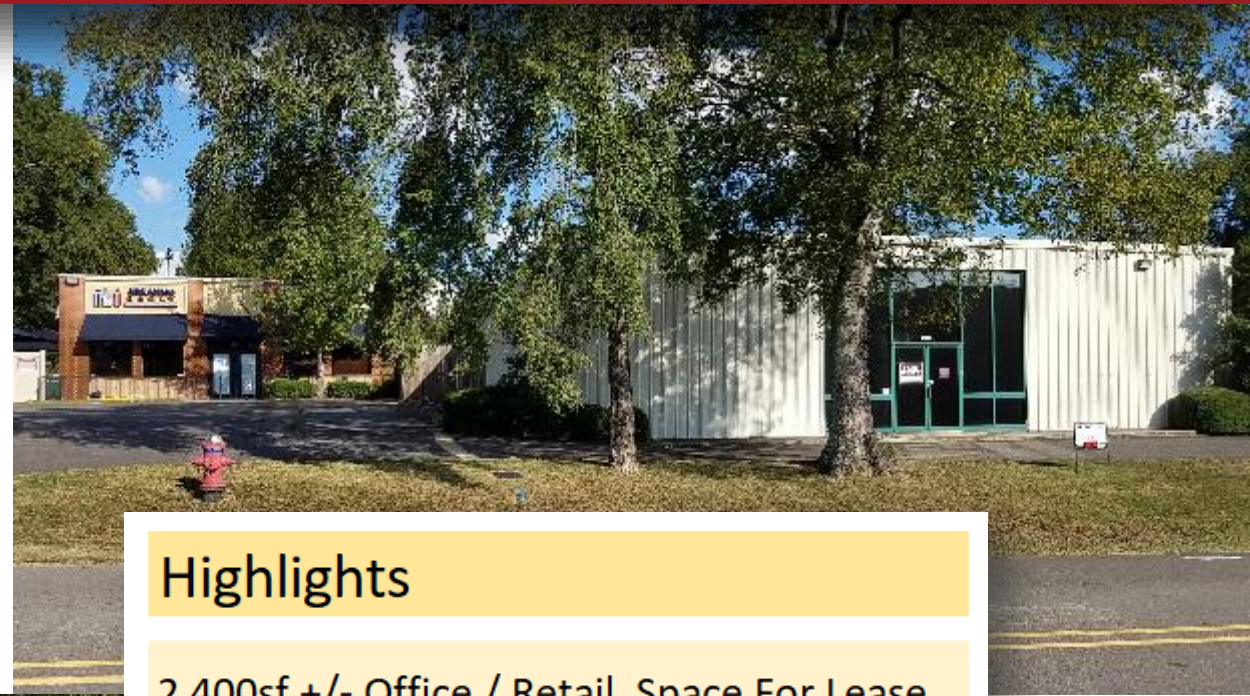
Karolyn Fankouser

kfankouser11@gmail.com

Mobile: 501.627-2141 Office: 501.623.2200

835 Central Avenue, Suite 200, Hot Springs, AR

OFFICE / RETAIL SPACE FOR LEASE



Highlights

2,400sf +/- Office / Retail Space For Lease

Next to Lakeside Schools

Multiple Offices & Conference Room

Handicap Accessible

Easy Access with Plenty of Parking

Just off Malvern Avenue Near Expressway

Zoned C-3 - Office / Neighborhood Comm.



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PROPERTY HIGHLIGHTS

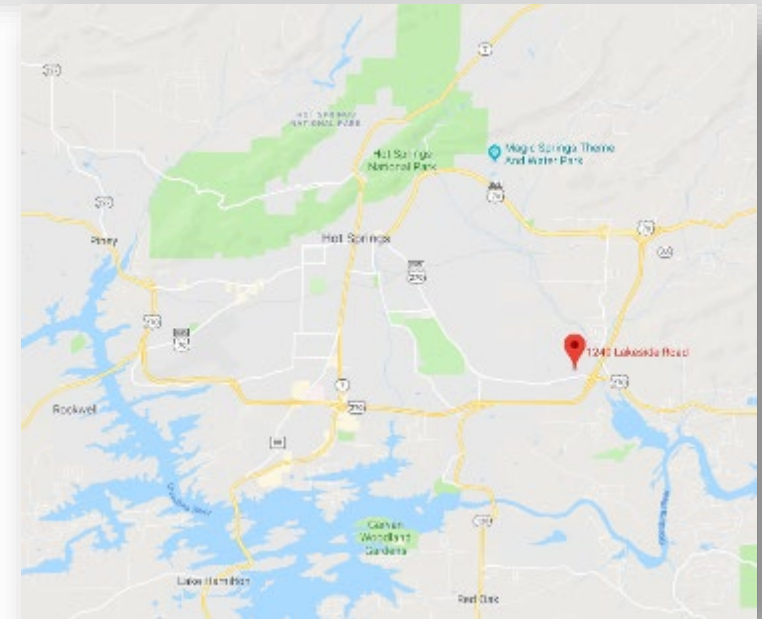
The Property is located at 1243 – 1251 Lakeside Road in Hot Springs, Arkansas. It lies just off Malvern Avenue (US Hwy 270) on the eastern side of Hot Springs. It is situated adjacent to Lakeside School District and within a minute of the MLK, Jr., Bypass.

Hot Springs is the county seat for Garland County and has a population of about 37,000. It is a tourist town with attractions such as Oaklawn Racing and Gaming, Magic Springs, Historic Downtown area and Bathhouses as well as three area lakes.

The Hot Springs Metro Partnership is the area's public/private economic development organization, serving all of Garland County. Located in the heart of the nation and within a one-day drive of 80 million people, Hot Springs is a great place to work and live. While we have a small-town family atmosphere, there are also more than 250,000 people within a 30-minute driving radius of Hot Springs, ensuring our employers have a readily available workforce. Greater Hot Springs has one of the most vibrant economies in Arkansas in one of the nation's most scenic settings. The region has a reasonable cost of living and a business-friendly approach that has attracted global companies as well as entrepreneurs.

Business is hot in the Greater Hot Springs region. By any measure, the region is growing—from its population and employment numbers to tax revenue and new construction. Oaklawn Park's \$100 million expansion is leading the way. That's why companies as diverse as Triumph Group, Danfoss Scroll, Grapette, Reynolds Packaging and Alliance Rubber all happily call the region home. With access to waterways, railways and truck, intermodal freight transportation makes doing business all over the world convenient and efficient.

<https://www.hotspringsmetropartnership.com/>



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ABOUT THE AREA

OVERVIEW:

2,400sf building currently finished as office but could be converted to retail. Its unique position adjacent to Lakeside School District offers plenty of potential uses.

LOCATION:

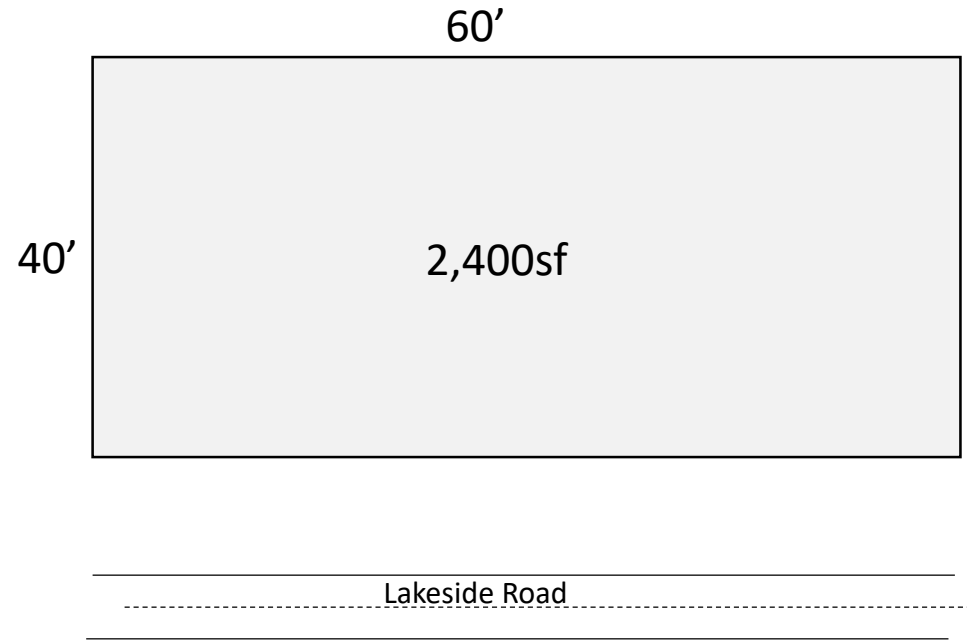
1249 Lakeside Road, Hot Springs, Arkansas

PRICING & TERMS:

\$2,000/mo. (\$10.00/sf)

Modified Gross Lease

Minimum 1-year Lease



LEASING AGENT



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acres are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Agency Disclosure: Gehrki Commercial Real Estate represents the owner of the property described in the marketing information provided.



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PROPERTY DETAILS