



AVAILABLE

1412 Higdon Ferry Road

Hot Springs, AR

Fairgrounds Crossing Shopping Center In-line Retail Space

Features

- For sublease - Suite F: 2,388 SF @ \$22.00/SF, NNN
- For lease - Suite D: 1,680 SF @ \$24.00/SF, NNN
- High traffic area near MLK, Jr Expressway with approximately 37,000 vehicles per day and over 20,000 vehicles per day on Higdon Ferry Road
- Easy access with plenty of parking
- Near CHI St. Vincent, Hot Springs' largest employer
- Anchors include: Sam's Club, Best Buy, Burlington, Michaels, Dick's Sporting Goods, and Pet Smart

Starting Price:

\$22.00

PSF NNN

CONTACT US

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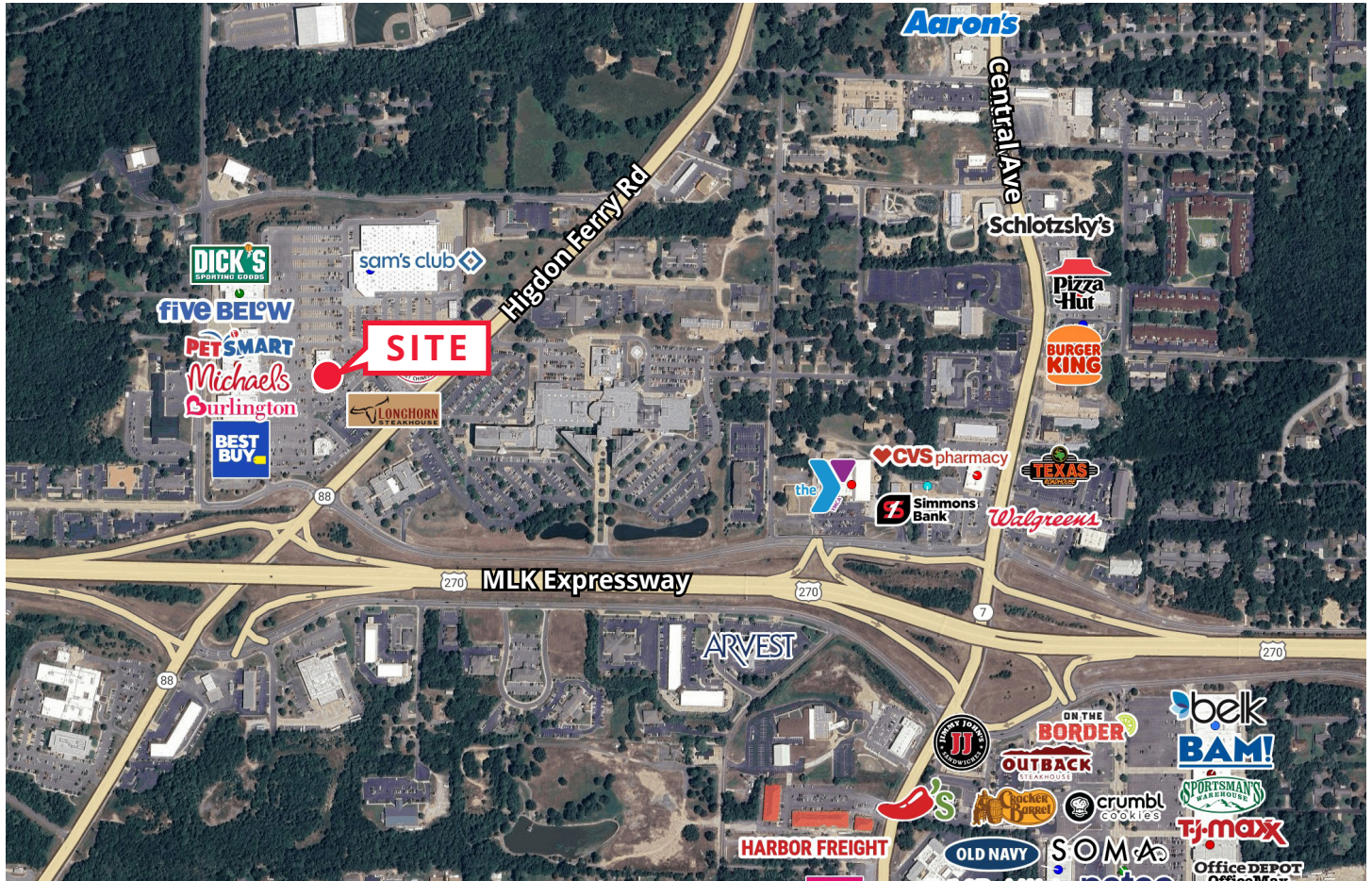
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2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	3,614	29,233	57,805
Total Households	1,783	13,781	25,989
Average Household Income	\$71,944	\$75,364	\$82,173

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