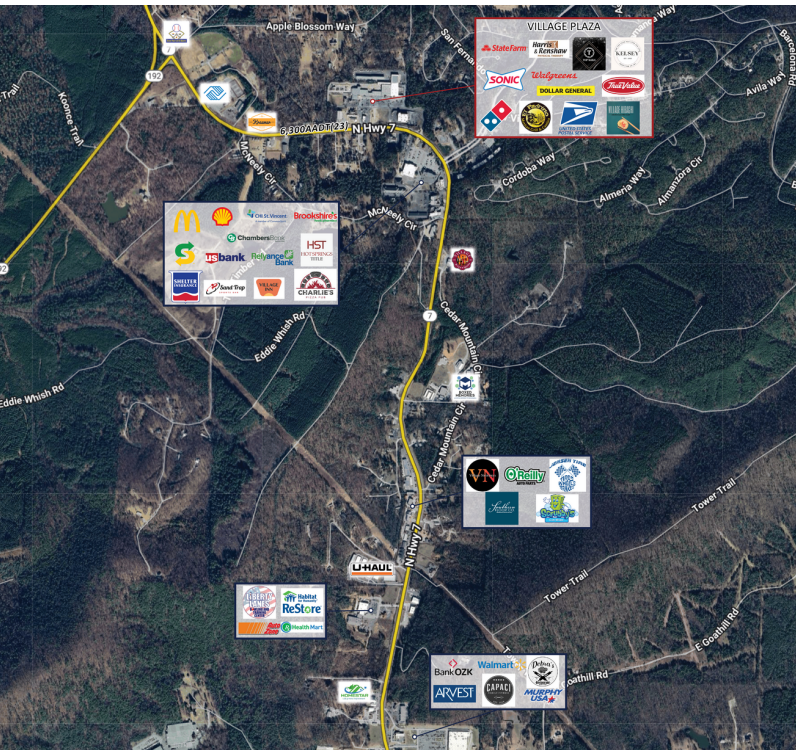


VILLAGE PLAZA

4650 N HWY 7, HOT SPRINGS VILLAGE, AR 71909



PROPERTY DESCRIPTION

50,609 SF Neighborhood Retail Center within Hot Springs Village with Highway 7 Frontage

PROPERTY HIGHLIGHTS

- Available retail suites ranging from 900 SF - 2,400 SF
- Neighborhood retail center anchored by Dollar General
- Surrounded by a strong mix of retail, dining, and service-based businesses that drive steady foot traffic
- Excellent signage opportunities to capture attention from passing vehicles
- Well-positioned in a growing trade area with a mix of established neighborhoods and new development
- Traffic Counts: Highway 7 (6,300 AADT)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	2,460	4,734	15,395
Total Population	4,947	9,746	33,383
Average HH Income	\$63,436	\$66,188	\$66,328

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VILLAGE PLAZA

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite A	Available	900 SF	Suite M	Harris & Renshaw	3,350 SF
Suite A1	Dollar Tree	9,851 SF	Suite N	Ameers Tobacco and Vape	1,650 SF
Suite A2	The Salvation Army	12,000 SF	Suite O	Tackett Insurance Agency	1,440 SF
Suite B-F	Kelsey's Furniture, LLC	5,040 SF	Suite Q	Available	1,650 SF
Suite G-H	Village Hibachi	2,356 SF	Suite R-S	Arkansas State Revenue	1,600 SF
Suite I	Kendalls Haircuts	600 SF	Suite T	Available	1,300 SF
Suite J-K	Domino's	1,200 SF	Suite U	El Padrino	4,238 SF
Suite L	Available	2,400 SF			

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