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MULTI-TENANT OFFICE/RETAIL FOR SALE

500 Ouachita Ave, Hot Springs, AR



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Property Understanding

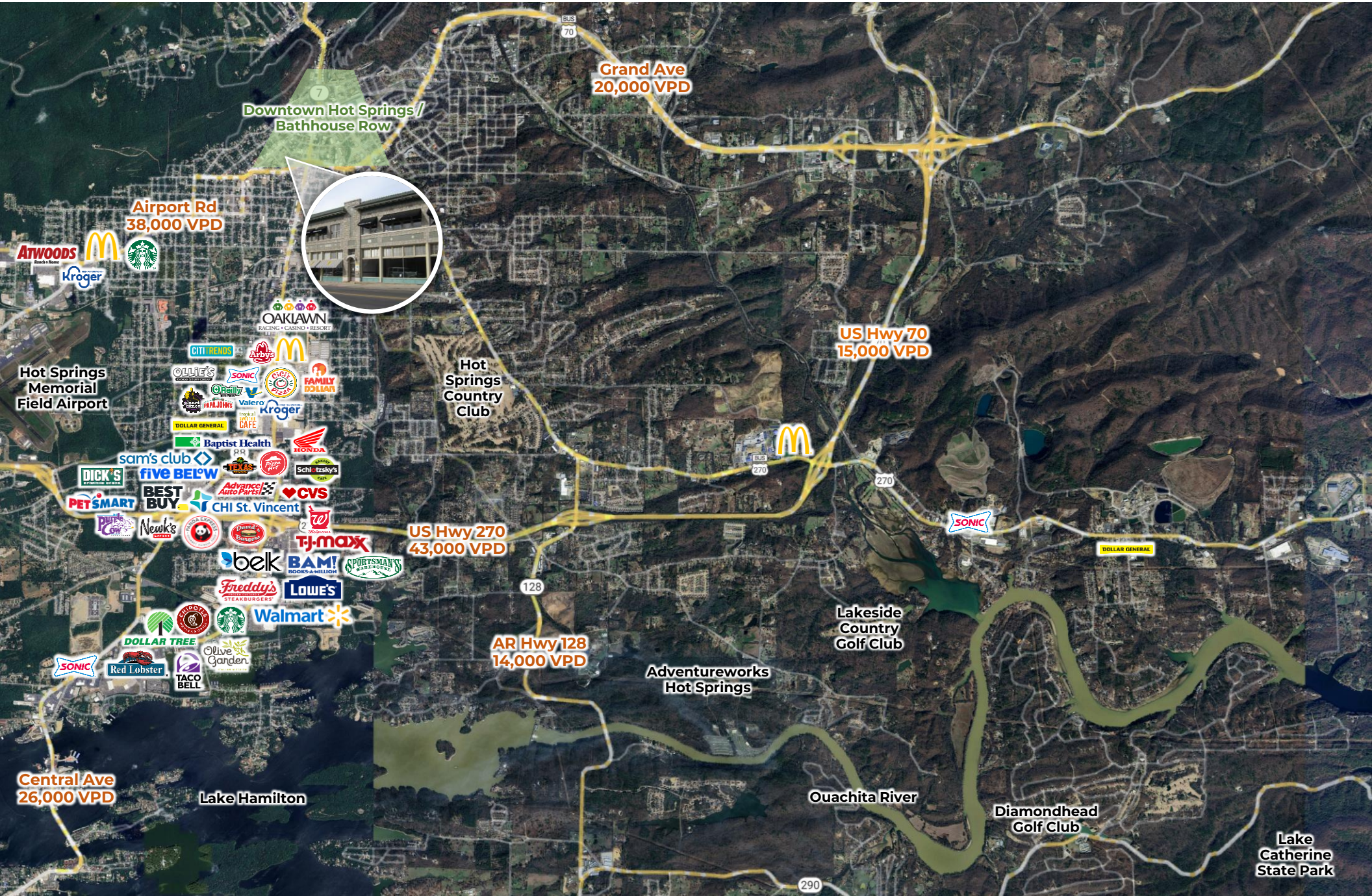
OVERVIEW

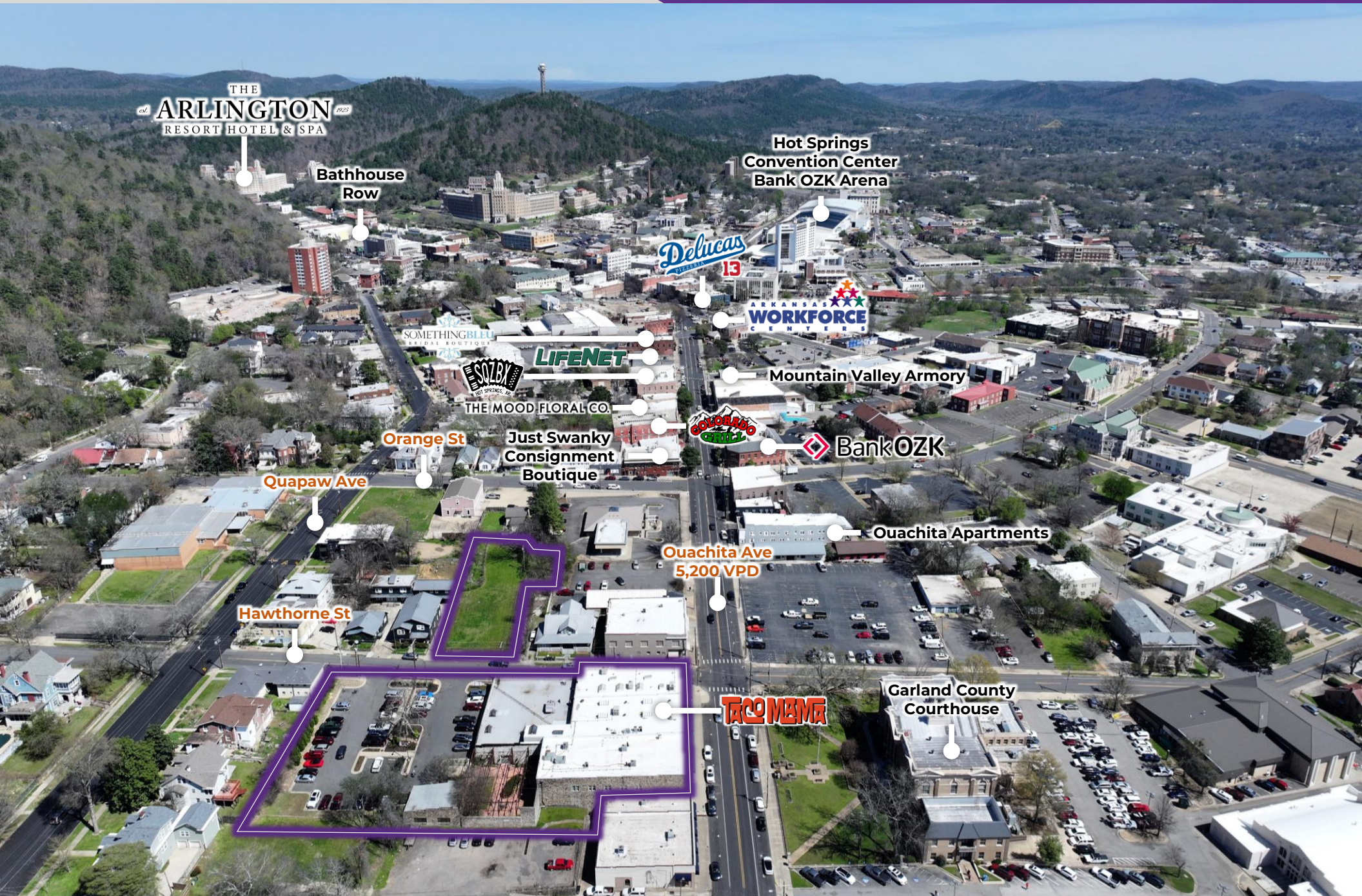
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|---|---|
| Offering & Price | For Sale \$4,500,000 |
| Address | 500 Ouachita Ave, Hot Springs, AR 71901 |
| Opportunity Zone | Yes |
| Property Type | Multi-Tenant Office/Retail |
| Zoning | C-2 |
| Building & Lot Size | ±43,204 SF ±1.7 Acres |
| Stories & Typical Floor Size | 2 ±28,025 SF |
| Year Built/Renovated | 1920/2012/2026 |
| Parking | 100 Surface Spaces |

PROPERTY HIGHLIGHTS

- ±43,204 SF mixed-use office/retail building on ±1.7 acres in downtown Hot Springs with flexible space for retail, office, or restaurant users
- National Historic Registered property featuring high ceilings, natural skylights, and a charming landscaped courtyard and pavilion entrance
- Over \$3 million in recent renovations, including technologically advanced systems and full audio/video security infrastructure
- Excellent visibility with ±463 feet of frontage on Ouachita Avenue at a signalized intersection near the Garland County Courthouse
- Ample parking with 100 surface spaces, supplemented by on-street parking along Ouachita Avenue and Hawthorne Street
- Established tenant mix including The Willow Salon, Wrapped Gift Boutique, Signature Events, Arkansas Hospice, Arkansas Care Solutions, Tri-Lakes CASA, Thomas Smith Law, Arkansas LiveScan, Culinary District, and Taco Mama, with remaining suites available for build-to-suit
- Zoned C-2 (Highway Commercial) allowing for a wide range of office, retail, restaurant, and service-oriented uses
- Located in a premier tourism market attracting 3+ million visitors annually, near Hot Springs National Park, Oaklawn Racing Casino Resort, and a vibrant downtown arts and entertainment district

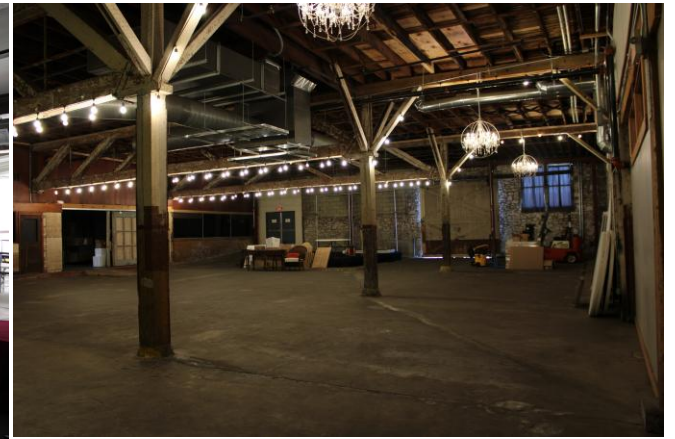




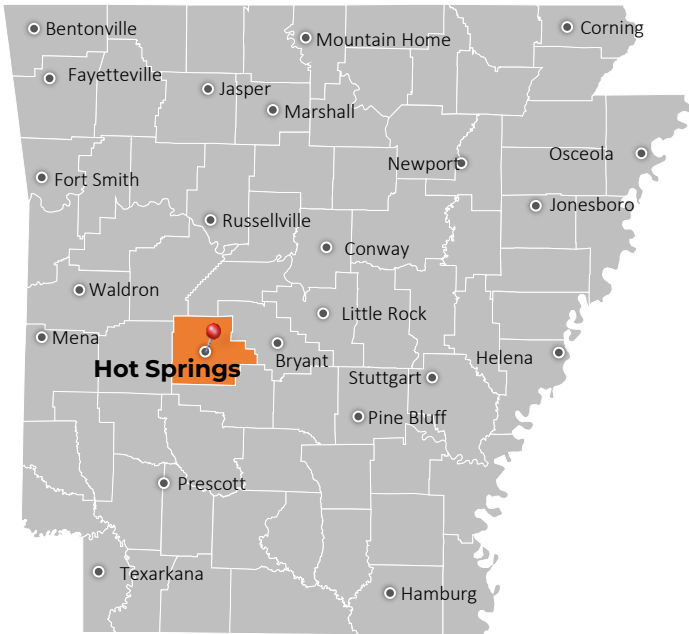








Hot Springs, Arkansas



Hot Springs is one of the state's most dynamic tourism and economic hubs. Located approximately 55 miles southwest of Little Rock, the city serves as the economic and cultural center of Garland County and benefits from strong regional accessibility via U.S. Highways 70 and 270.

Home to more than 38,000 residents and serving a metro population of over 100,000, Hot Springs has experienced continued growth driven by tourism, healthcare, retirement migration, and new residential development.

Tourism is the backbone of the local economy. Hot Springs National Park, the only national park located within a city center, attracts over 2.5 million visitors annually, making it one of the most visited national parks in the United States. The historic Bathhouse Row, downtown entertainment district, and the Oaklawn Racing Casino Resort elevate the city as a regional entertainment destination. In addition, Lake Hamilton and Lake Ouachita draw year-round boating, fishing, and vacation-home demand.

Economic growth in Hot Springs is supported by strong healthcare and service sectors, led by major employers such as CHI St. Vincent Hot Springs, National Park Medical Center, Oaklawn Racing Casino Resort, and the Hot Springs School District. Continued investment in downtown redevelopment, lakefront communities, and hospitality infrastructure has strengthened the city's long-term economic outlook.

Hot Springs has been ranked among America's best small towns for tourism and outdoor recreation, while Oaklawn Racing Casino Resort has gained national recognition for its racing events and hospitality offerings. With a strong tourism economy, steady population growth, and increasing private development activity, Hot Springs represents one of Arkansas' most attractive markets for commercial and hospitality investment.

DEMOGRAPHICS*

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|----------|----------|----------|
| Population | 25,824 | 47,344 | 82,661 |
| Households | 11,435 | 20,831 | 35,091 |
| Average Age | 42.4 | 43.3 | 43.3 |
| Average Household Income | \$60,697 | \$74,669 | \$82,036 |
| Businesses | 1,485 | 2,407 | 3,052 |

**Demographic details based on property location*

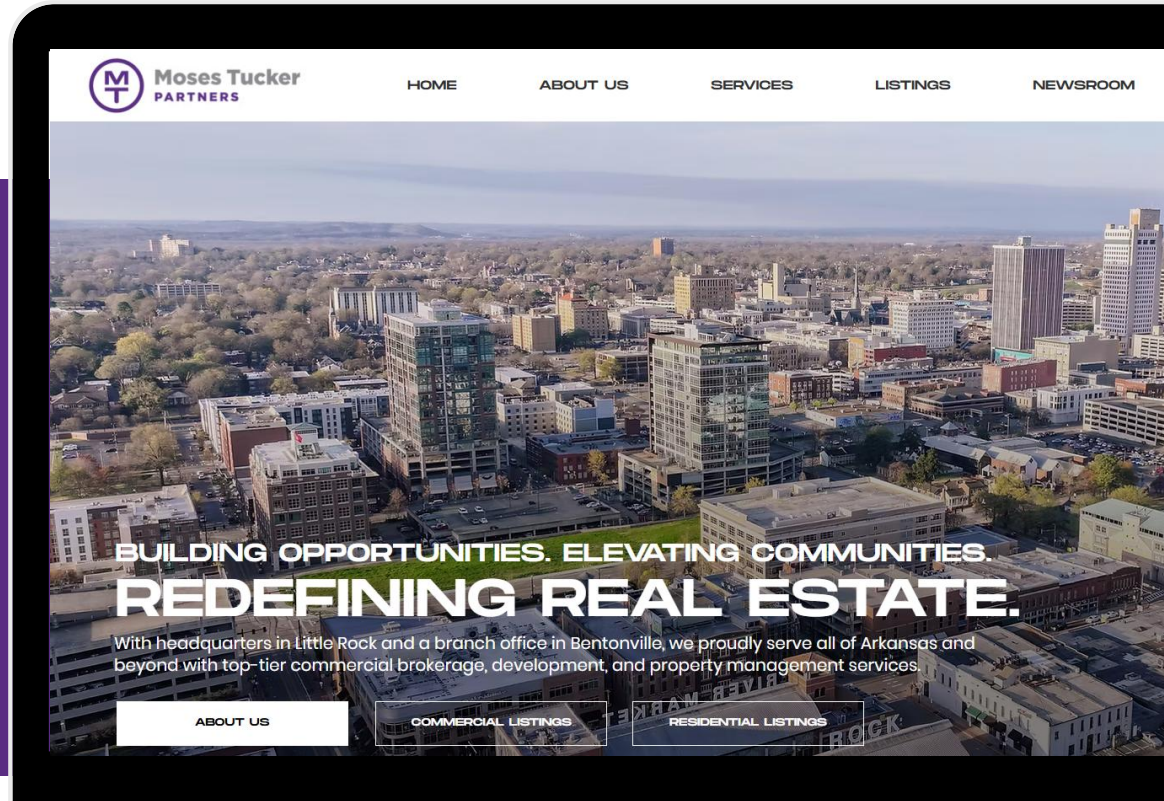
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