

FOR LEASE

Medical Space

South Campus Medical Building
1662 Higdon Ferry Road, Hot Springs, AR

 **CHI St. Vincent**

Medical Building

Convenient Care

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Healthpeak  

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Property **features**

Medical Space for Lease

- Suite 120: 1,134 RSF
- Minutes from Highway 270 with quick and easy access
- Located on the CHI St. Vincent Rehabilitation Hospital campus
- Approximately 22,000 vehicles per day on Higdon Ferry Road and 40,000 vehicles per day on Highway 270
- 206 parking spaces
- Year built: 2009



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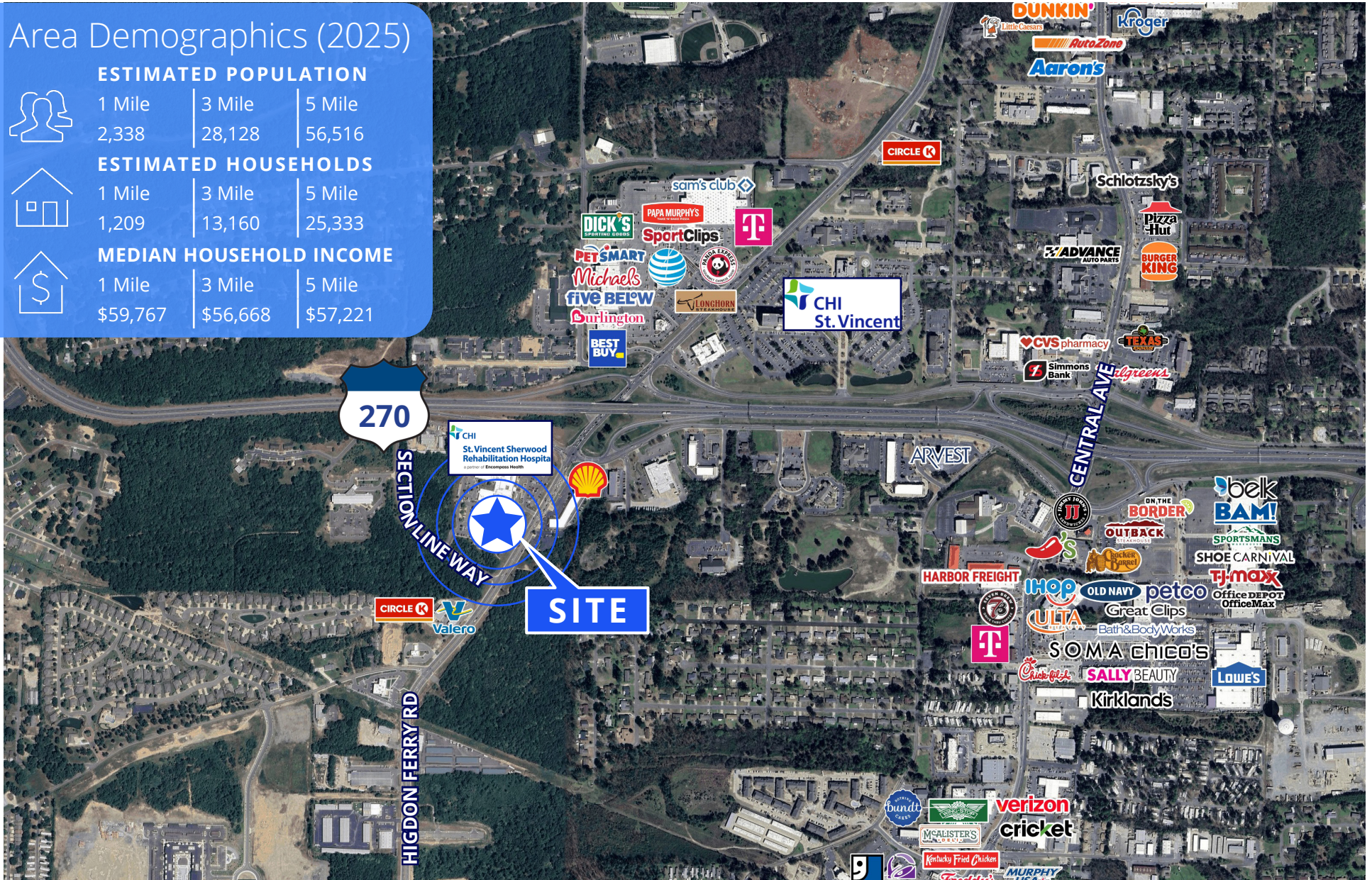
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Property aerial

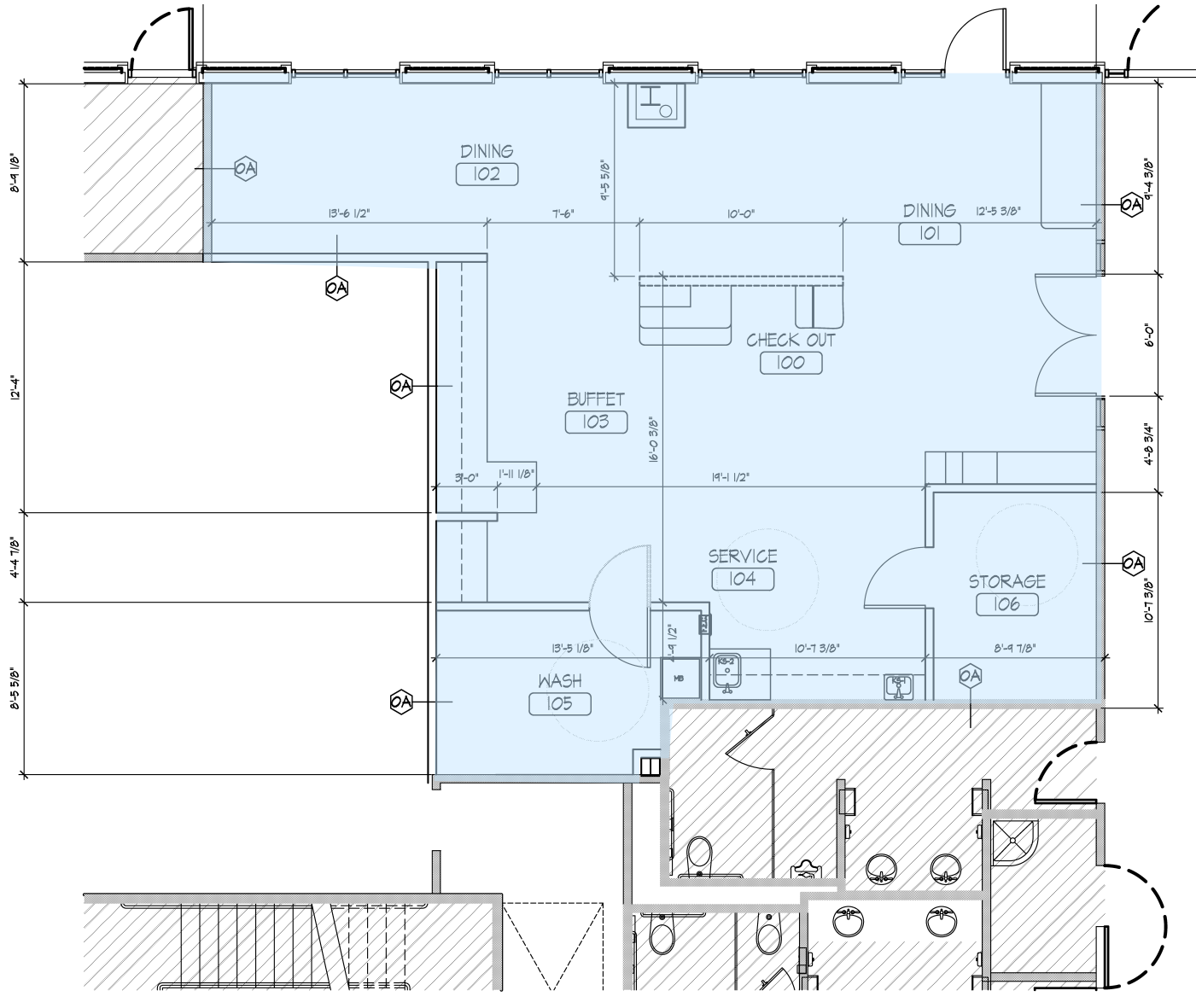
Area Demographics (2025)

ESTIMATED POPULATION			
	1 Mile	3 Mile	5 Mile
	2,338	28,128	56,516
ESTIMATED HOUSEHOLDS			
	1 Mile	3 Mile	5 Mile
	1,209	13,160	25,333
MEDIAN HOUSEHOLD INCOME			
	1 Mile	3 Mile	5 Mile
	\$59,767	\$56,668	\$57,221



Floor plan

SUITE 120 | 1,134 SF



A large, multi-story medical building with a light-colored facade and numerous windows. The building is surrounded by green trees and a paved area. The text "CHI St. Vincent" is prominently displayed on the upper part of the building.

CHI St. Vincent

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