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REAL ESTATE OWNED BY:

Healthpeak® | **DOC LISTED NYSE**

 **CHI St. Vincent
Medical Building**

Michael R. Wainwright, D.D.S.
FAMILY DENTISTRY

CHI St. Vincent
Medical Building
GREAT WALL BUILDING

FOR LEASE

Professional Office Space

**Hot Springs Village Medical Building
4419 N. Highway 7, Hot Springs Village, AR**

Property features

Professional Office Space for Lease

- First floor: 350 RSF - 6,703 RSF available
- Third floor: 232 RSF - 7,870 RSF available
- Professional office, medical office, or mixed-use suites available
- TI packages available
- CHI St. Vincent co-tenant
- Located near the west entrance of Hot Springs Village, a 26,000-acre gated resort community
- Excellent visibility and access on Highway 7
- Approximately 6,500 vehicles per day on N. Highway 7
- Year built: 2009

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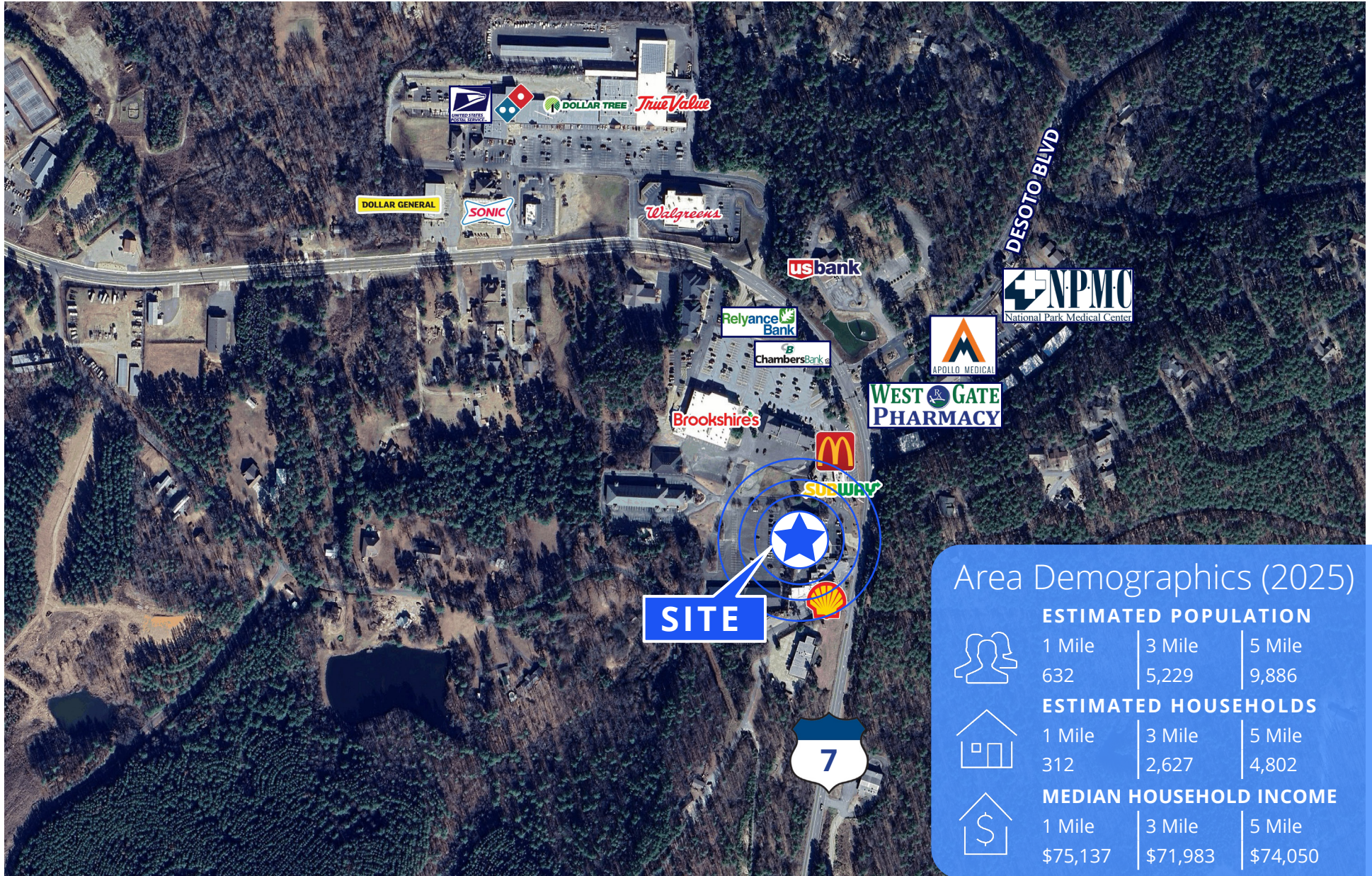
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Property aerial



Area Demographics (2025)

	ESTIMATED POPULATION		
	1 Mile	3 Mile	5 Mile
	632	5,229	9,886
	ESTIMATED HOUSEHOLDS		
	1 Mile	3 Mile	5 Mile
	312	2,627	4,802
	MEDIAN HOUSEHOLD INCOME		
	1 Mile	3 Mile	5 Mile
	\$75,137	\$71,983	\$74,050

First floor plan

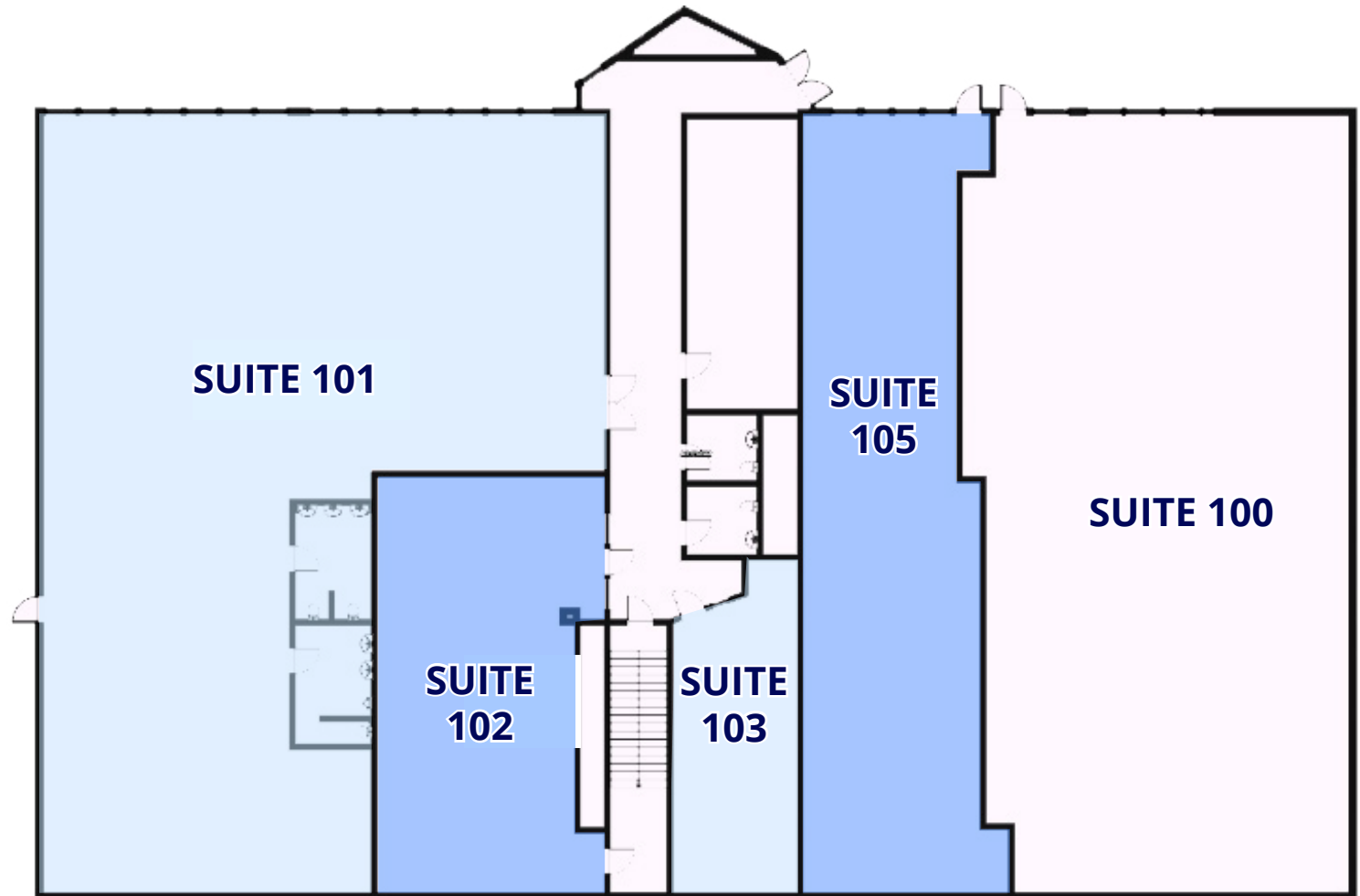
SUITE 101 | 3,780 SF

SUITE 102 | 985 SF

SUITE 103 | 350 SF

SUITE 105 | 1,588 SF

TOTAL | 6,703 SF



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