

RETAIL or OFFICE SPACE FOR LEASE

Dogwood Landing • 3948-3954 Central Ave

Across from Wal-Mart Supercenter off Highway 5 South in Hot Springs, AR
Just Minutes South of I-270

3948 Central Ave Suite D

986 SF at \$25.00/SF/Yr
Frontage on Central Avenue
Two or More Offices, Restroom, Breakroom

3954 Central Ave Suite B

1520 SF at \$17.00/SF/Yr
Close to Traffic Light Entry near Walmart
Multiple Rooms, Restrooms

Triple Net Charges:
Estimated at \$5.55 per SF/Year
Includes Trash Service
Tenants pay direct utilities.

- High traffic corridor just south of I-270 in shopping and dining district near Lake Hamilton
- Plentiful parking
- Signage on Central Ave at both entrances
- Exterior Security Cameras
- Easy Delivery from Rear of Space

Other Tenants Include:



CONTACT

Jill Bryant, Principal Broker

West Group Real Estate

5507 Ranch Drive, Suite 201
Little Rock, AR 72223

(501) 868-9790 x113 Office

(501) 604-4551 Text



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FLOOR & SITE PLAN

Suite D

