



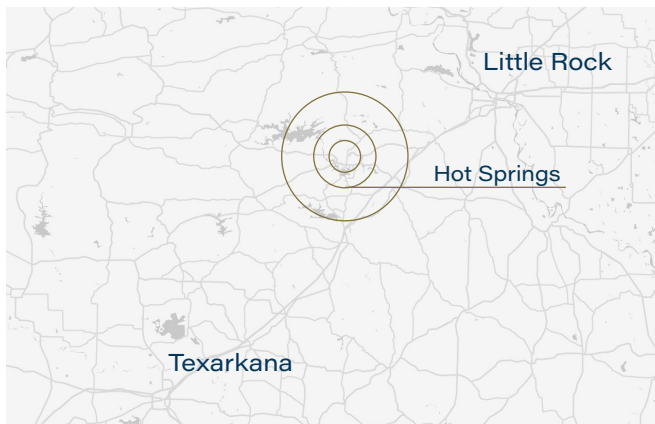
UPTOWN *Hot Springs*

4501 Central Avenue, Hot Springs, AR 71913

HIGHLIGHTS

- Frontage remodel of a 5,000 sq. ft. restaurant space, including an outdoor patio and brick and iron fencing
- Located on the main thoroughfare through town, leading directly into downtown
- LED reader boards on Central Ave. can be used for tenant advertising at no cost to the tenant
- Sits next to a luxury movie theater
- LED lighting in both the interior and parking lot

DEMOGRAPHICS

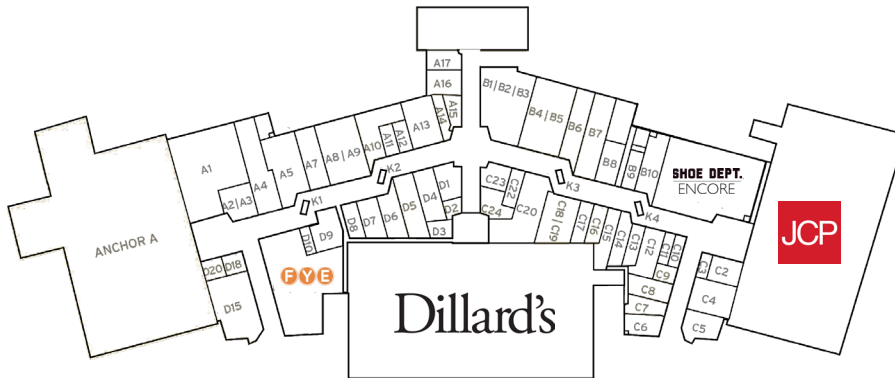


Miles	5	10	20
POPULATIONS	52,298	80,180	138,024
HOUSEHOLDS	22,915	33,918	57,782
AVG HH INCOME	\$53,464	\$54,308	\$57,341

RACINE LEAHY, DIRECTOR OF LEASING
1445 North Loop West | Suite 625 | Houston, TX 77008
314.267.6596 | rleahy@rockstep.com | www.rockstep.com

RockStep
CAPITAL

FLOOR PLAN



Join these national brands
at Uptown Hot Springs

AMERICAN EAGLE
OUTFITTERS

claire's

Dillard's

FYE

HIBBETT
SPORTS

JCP

JOHN DEER

STANLEY

rue21

SHOE DEPT.
ENCORE

Bath
& Body
Works

LOCAL AREA



This document has been prepared by RockStep Capital for advertising and general information only. RockStep Capital makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of the content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RockStep Capital excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RockStep Capital and/or its licensor(s). ©2023 All rights reserved.

RockStep CAPITAL