



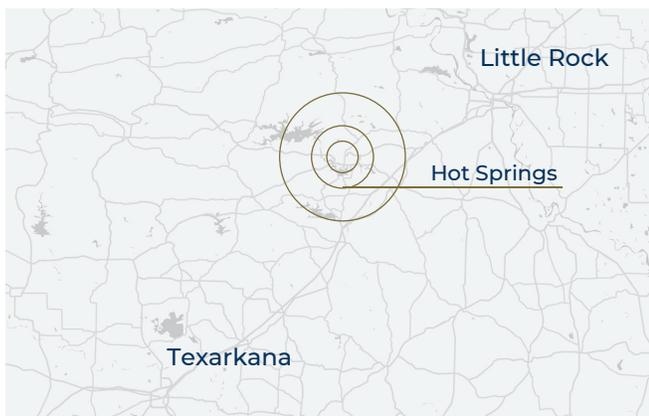
# UPTOWN *Hot Springs*

4501 Central Avenue, Hot Springs, AR 71913

## HIGHLIGHTS

- Offers 150 feet of prime frontage on Central Avenue, capturing exposure to approximately 22,000 vehicles per day
- Located on the main thoroughfare through town, leading directly into downtown
- With 4.5 parking spaces per 1,000 square feet, the center provides ample surface parking for stress-free customer access
- Situated adjacent to Oaklawn Racing & Gaming—which attracts over 1.4 million visitors annually—and at the heart of a vibrant tourism corridor

## DEMOGRAPHICS



Miles	5	10	20
POPULATIONS	51,006	81,034	140,102
HOUSEHOLDS	22,577	34,412	59,069
AVG HH INCOME	\$77,969	\$77,693	\$76,237

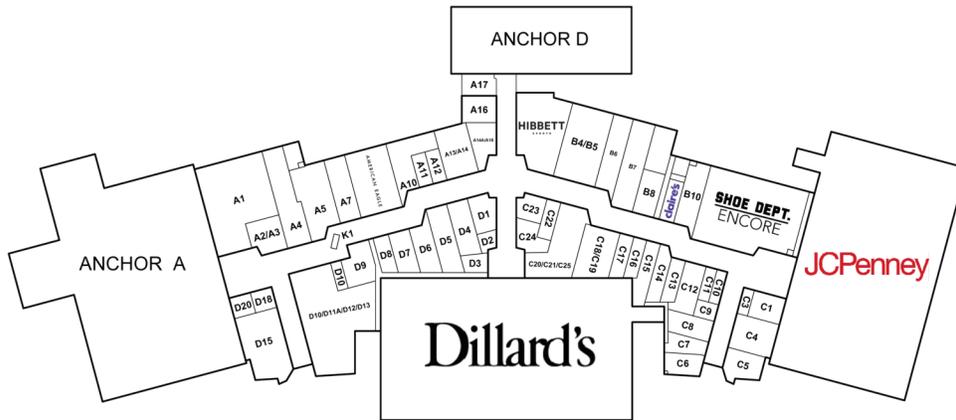
RACINE LEAHY, DIRECTOR  
OF LEASING  
314.267.6596 | rleahy@rockstep.com

BRANDY OLANIYAN, SPECIALTY  
LEASING DIRECTOR  
972.370.7944 | bolaniyan@rockstep.com

1445 North Loop West | Suite 625 | Houston, TX 77008 | www.rockstep.com | 936.236.7304

**RockStep**  
CAPITAL

# FLOOR PLAN



Join these national brands at Uptown Hot Springs



# 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). ©2025 All rights reserved.