



205 Airport Rd, Suite B
HOT SPRINGS, AR
\$11,022 / Month



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Position your business for success in this 8,350 SF commercial space located along high-traffic Airport Road. With 7,500 SF on the main floor and 850 SF of storage, this flexible layout is ideal for retail, service, or office use.

Situated next to the new Ace Hardware, this property benefits from strong neighboring anchors, excellent visibility, and steady customer flow in a growing commercial corridor.



Property Highlights:

- 8,350 SF total (7,500 SF main + 850 SF storage)
- Triple Net (NNN) Lease
- Base Rent: \$10,437.50/month (\$15.00/SF annually)
- CAM: \$584.50/month
- Total Monthly: \$11,022
- 3% annual increases
- Excellent visibility & accessibility
- Ample on-site parking
- High daily traffic counts
- Flexible layout for multiple business uses

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