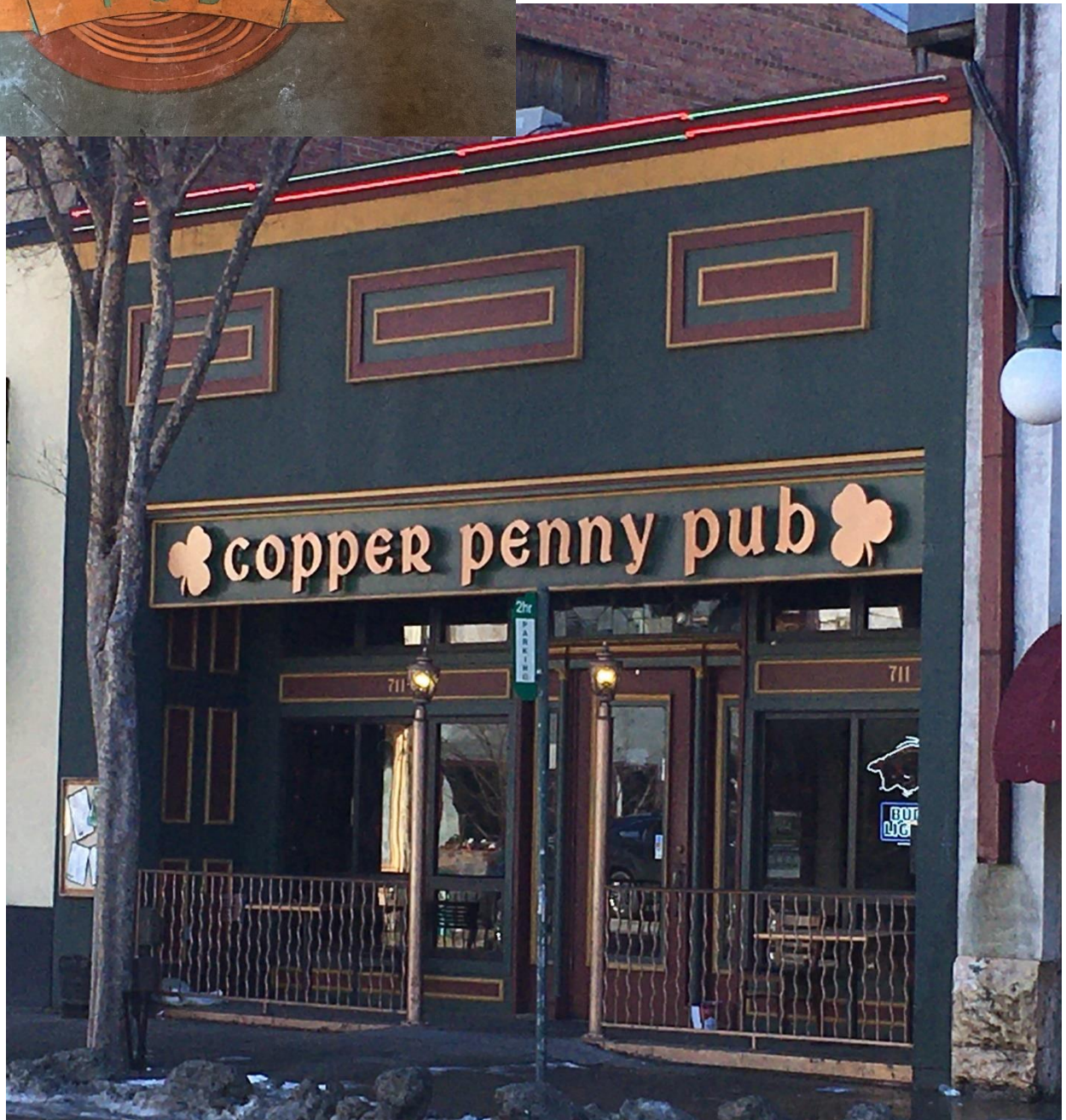


Copper Penny - For Sale

711 Central Avenue, Hot Springs, AR



Amber Henson, Broker 501.352.7670
www.urbanlivinganddevelopment.com

Copper Penny - For Sale

711 Central Avenue, Hot Springs, AR



Property Details:

- ★ Price: \$ 995,000.00
- ★ Restaurant floor area: 2436
- ★ Year: 1925
- ★ Frontage on Central Ave: 28 ft.

*Financials available with signed NDA



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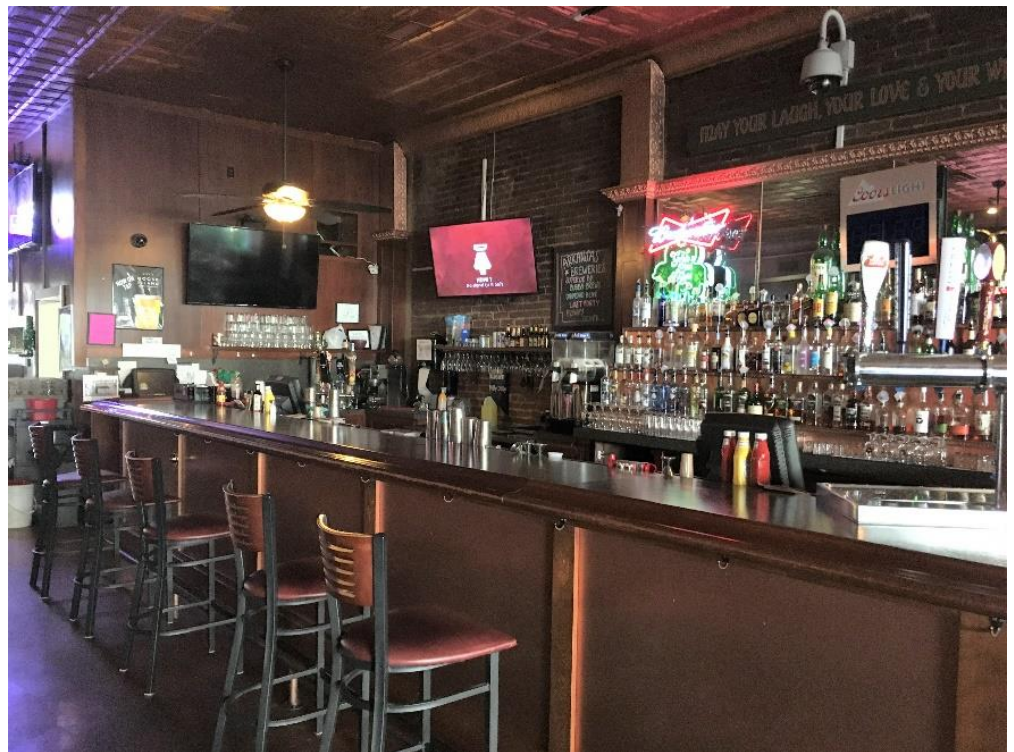
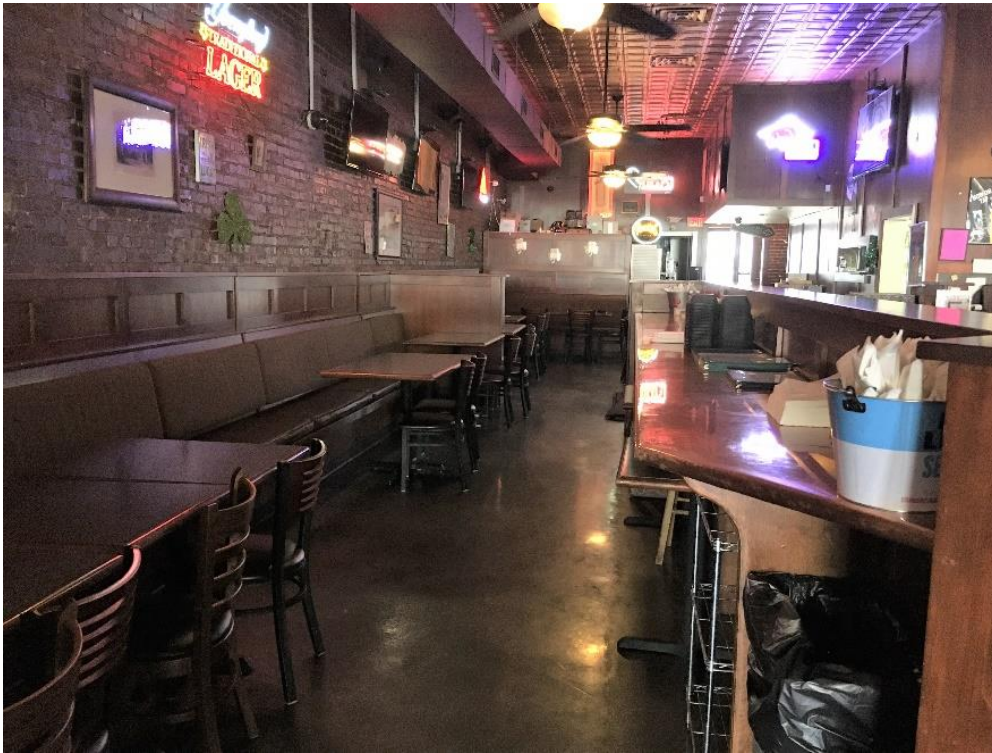
- ★ Well established restaurant and pub offering lunch, dinner, drinks and live music
- ★ Entrances on Central Avenue and Malvern Avenue
- ★ Heart of downtown and City's proposed Malvern Steps Plan
- ★ Completely remodeled
- ★ Conveniently located for St. Patrick's Day Parade and Bridge Street events.
- ★ Basement for storage
- ★ Located in the Opportunity zone.
- ★ Financials available with signed NDA



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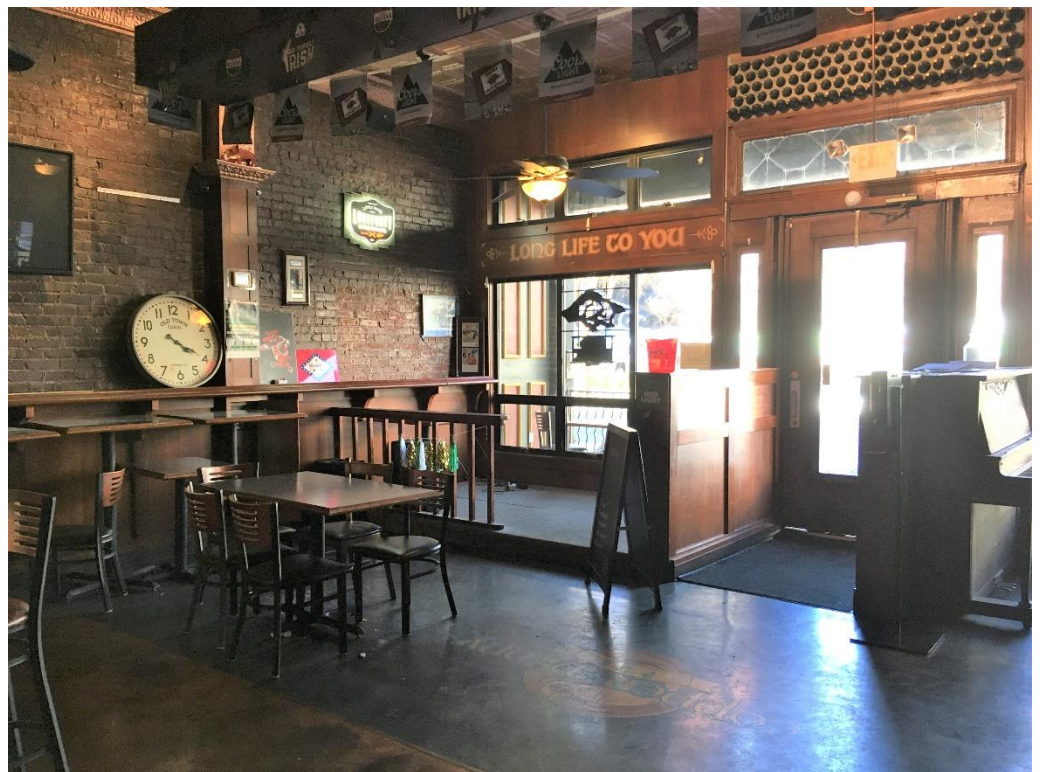
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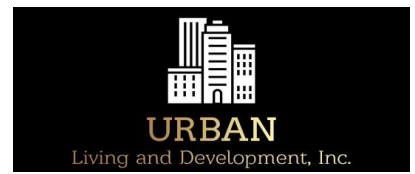
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Hot Springs, Arkansas Population 2021

39,111



Hot Springs is a city located in [Arkansas](#). With a 2020 population of **39,111**, it is the **11th largest city in Arkansas** and the **1010th largest city in the United States**. Hot Springs is currently growing at a rate of **0.40%** annually and its population has increased by **11.13%** since the most recent census, which recorded a population of **35,193** in 2010. Hot Springs reached it's highest population of 39,111 in 2021. Spanning over 38 miles, Hot Springs has a population density of 1,045 people per square mile.

The average household income in Hot Springs is \$54,905 with a poverty rate of 24.30%. The median rental costs in recent years comes to \$727 per month, and the median house value is \$122,900. The median age in Hot Springs is 41.9 years, 39.6 years for males, and 44.8 years for females.

| | |
|------------------------------|----------------|
| State | Arkansas |
| Land Area (mi ²) | 37.4 sq mi |
| Density (mi ²) | 1,044.60/sq mi |
| 2020 Growth Rate | 0.40% |
| Growth Since 2010 | 11.13% |
| Rank in State | 11th |
| Rank in Country | 1010th |
| Metro Population | 100,226 |

World Population Review

Property Information:

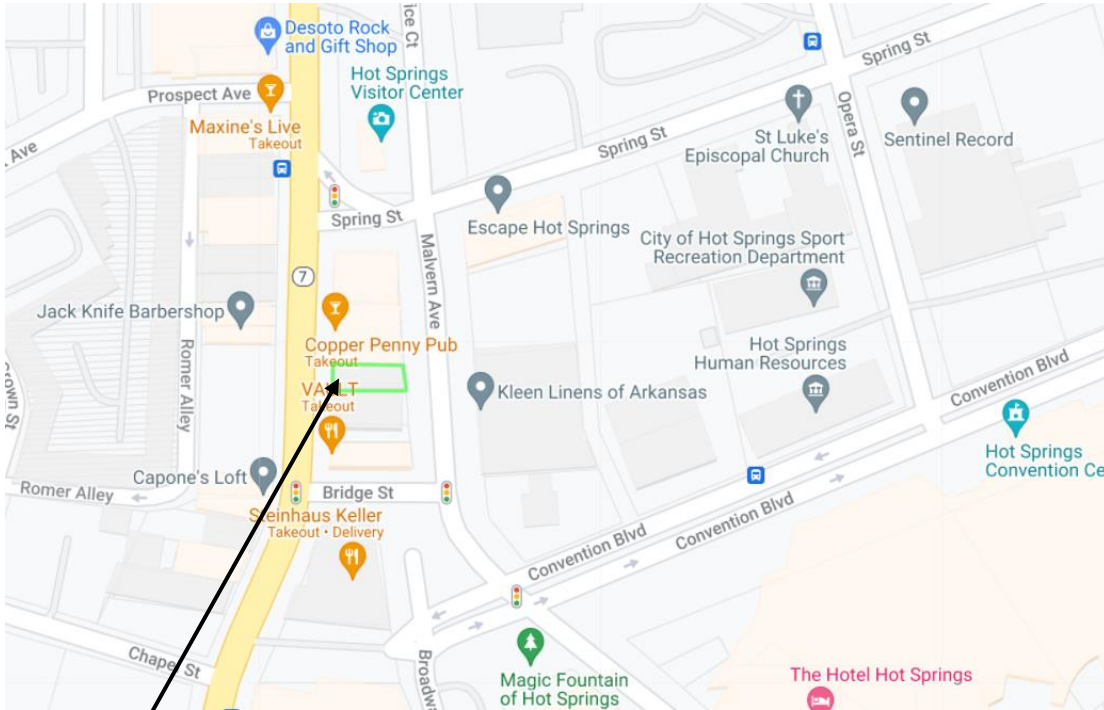
Subdivision: HSR BLK 129
Bus Line: Green and Black Routes
Flood Zone Panel: 05051C0345D
Zoning: C1

Walk score ®: 78 (Very Walkable)

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Disclaimer: This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties.

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