

# FLEXIBLE SPACE. PRIME VISIBILITY.

## 4328 Central Avenue - Suite I - Hot Springs, AR

3,000 SF +/- NNN Lease  
Base Rent \$15/sf/yr + Est C.A.M. \$4/sf/yr



## TEMPERANCE HILL SQUARE



3,000 SF +/-  
office/retail space for  
lease.



Digital Monument  
Signage



On-site property  
management.



In the heart of Hot  
Springs' retail  
corridor.

Suite 4328-I at Temperance Hill Square offers approximately 3,000 SF +/- of flexible retail or office space in one of Hot Springs' busiest commercial corridors. Located on Central Avenue with excellent visibility, digital signage, quick Highway 70 access, and ample parking, the property is ideal for retail, professional office, medical, or service users seeking strong exposure and convenience in a high-traffic location.

### PRESENTED BY:



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# FLOOR PLAN

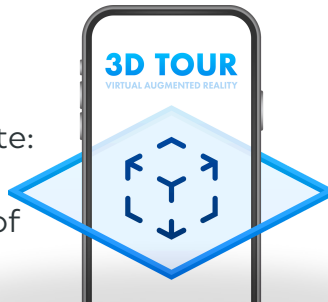
**SUITE I**  3,000 SF +/-

**P4**  
Realty Group

Position your business for success at Temperance Hill Square, one of Hot Springs' premier retail and professional corridors. Suite I offers approximately 3,000 SF of flexible commercial space ideally suited for retail, office, medical, or service-oriented users seeking strong visibility and convenient accessibility. The suite features an adaptable layout with generous workspace areas, private offices, and customer reception potential, allowing tenants to customize the space to fit their operation needs.



Please visit our website:  
[P4realtygroup.com](http://P4realtygroup.com)  
for a 3D virtual tour of  
this space.



# INTERIOR PHOTOS

SUITE I  3,000 SF +/-

P4  
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## PROPERTY FEATURES

- 425 ft of frontage at Central Avenue.
- Hot Springs' main retail corridor.
- Digital Signage
- Quick access to U.S. Hwy 70.
- On-Site property management.

# SITE PLAN

## TEMPERANCE HILL SQUARE



# LOCATION

Located along highly traveled Central Avenue with 425 feet of frontage and digital signage opportunities, the center provides exceptional exposure in a thriving retail environment surrounded by established national and local tenants. With quick access to Highway 70, ample parking and on-site property management, Temperance Hill Square delivers both convenience and a professional presence for businesses looking to grow in the Hot Springs area.

