



Fairgrounds Crossing

Lakeshore Drive & Higdon Ferry Road, Hot Springs, AR 71913

Coordinates:

Latitude: 34.4681

Longitude:-93.0723

Leasing Contact: Stephanie Karpinski | s.karpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 155,127 SF
- Benefits from adjacent Sam's Club traffic and has strong mix of retailers that keep consumers coming back
- Conveniently located on Higdon Ferry Road - 14,000 AADT and Dr. MLK Highway - 16,000 AADT
- Good population and income makes for a great choice



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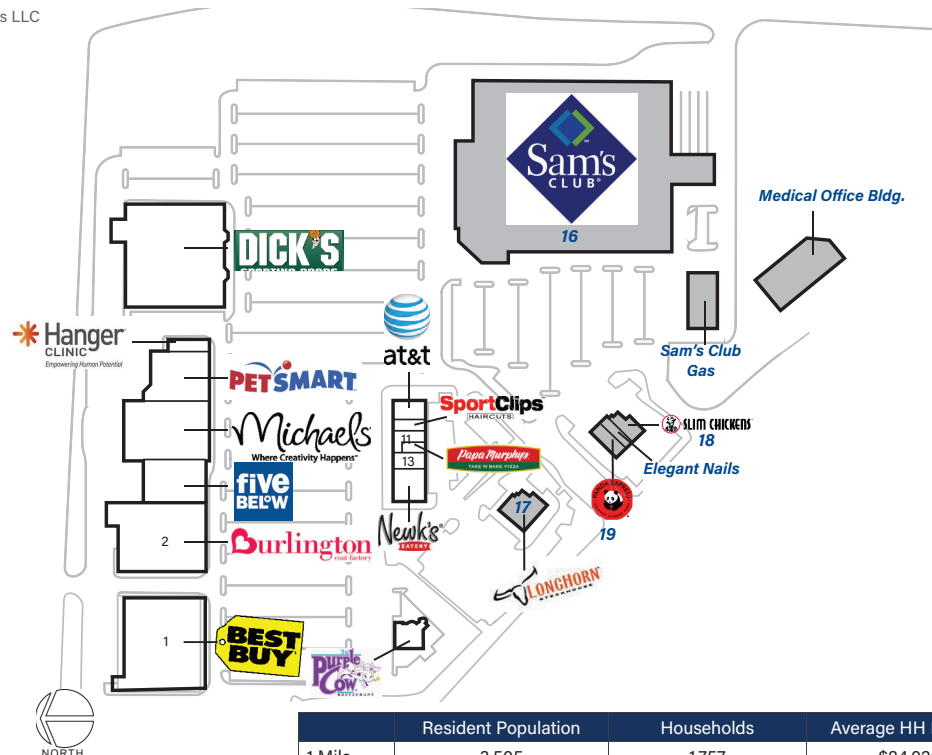
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Store Listing

Center Size: 155,127 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	29,825 SF	Best Buy
2	23,400 SF	Burlington
4	9,920 SF	Five Below
5	21,164 SF	Michael's
6	12,246 SF	PetSmart
7	2,040 SF	Hanger Clinic
8	39,978 SF	Dick's Sporting Goods
9	2,466 SF	AT&T Mobility
10	1,400 SF	SportClips
11	1,680 SF	Smallcakes
12	1,220 SF	Papa Murphy's
13	2,388 SF	Buff City Soap
14	4,200 SF	Newk's Express Cafe
15	3,200 SF	Purple Cow
16		<i>Sam's Club</i>
17		<i>Longhorn Steakhouse</i>
18		<i>Slim Chickens</i>
19		<i>Panda Express</i>

Items in blue and italicized are owned by others



2024
Demographics Estimate

6/2024

	Resident Population	Households	Average HH Income
1 Mile	3,505	1,757	\$84,020
3 Miles	28,994	13,806	\$73,564
5 Miles	57,504	25,970	\$80,820



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