



Mixed-Use Opportunity

Contact Us:

Karolyn Fankhouser

+1 501 627 2141

karolyn.fankhouser@ar.colliers.com

622-640 Malvern Avenue, Hot Springs, AR

For Sale or Lease: Mixed-Use Commercial Center

Features

- For lease: Suite 634: 4,912 SF @ \$7.50/SF
- For lease: Suite 628: 6,640 SF @ \$9.00/SF (will divide)
- Total building size: 35,898 SF
(22,140 SF retail and 13,758 SF office)
- Lot size: +/- 2.92 acres
Sale price: \$1,699,000
- Located just north of Grand Avenue near the heart of downtown Hot Springs
- Within walking distance of city transit, the Hot Springs Convention Center and the Greenway Trail
- Zoned: Industrial Mixed-Use
- Large parking lot
- Handicap accessible
- Co-tenants include Family Dollar & KED Plasma

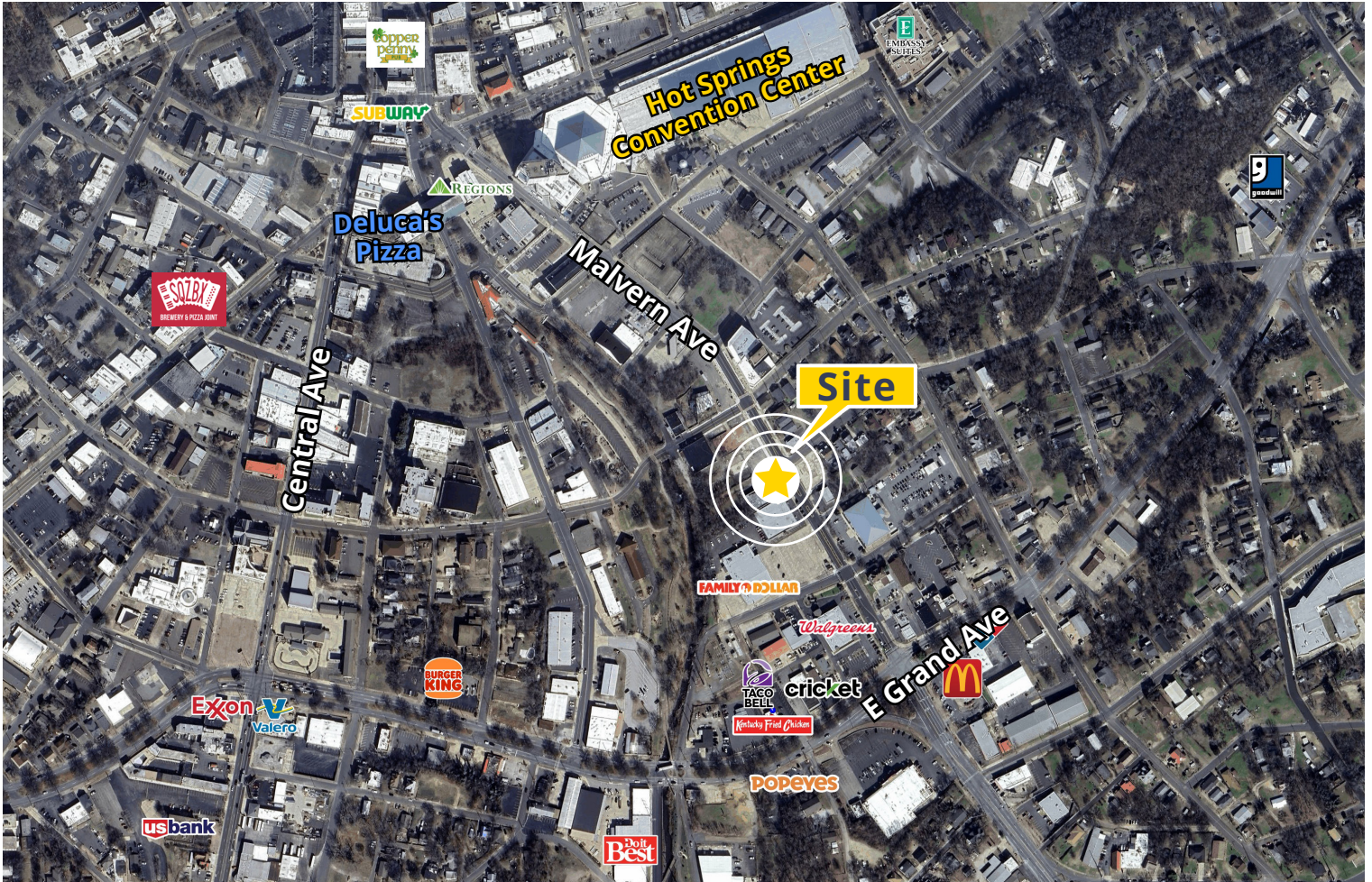
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835 Central Ave, Ste. 200

Hot Springs, AR 71901

P: +1 501 623 2200

Neighborhood Map



2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	5,664	27,253	45,545
Estimated Households	2,605	12,061	20,585
Estimated Avg. Household Income	\$44,670	\$60,120	\$71,507

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