

Investment Sale

534 Mid America Blvd, Hot Springs, AR



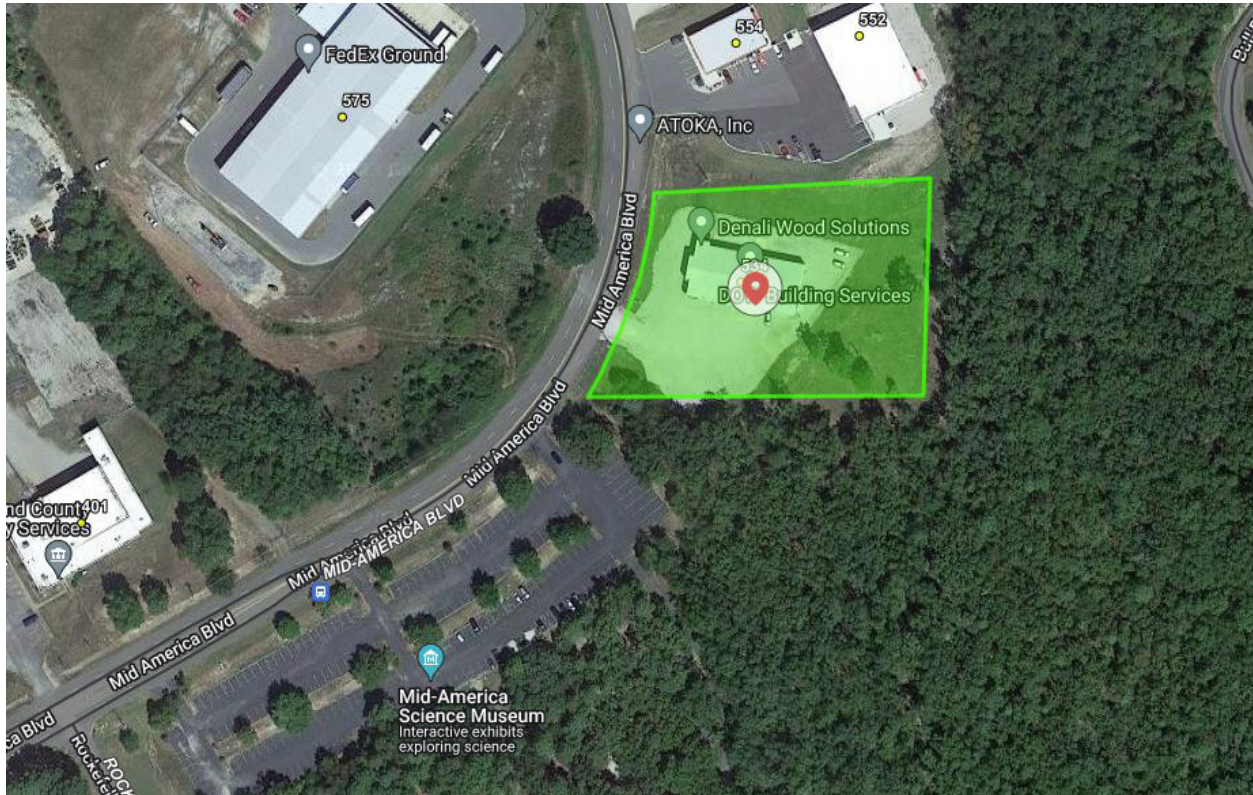
Casi Runnells, CCIM, RPA
1 501 850 0713
casi.runnells@colliers.com

Isaac Smith, CCIM, SIOR
1 501 850 0736
isaac.smith@colliers.com

Brian Gehrki
+1 501 258 5500
brian.gehrki@colliers.com

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161





Building Specifications

Address	534 Mid America Blvd, Hot Springs, AR
Building size	7,500 SF
Lot size	2.49 acres
Occupancy	100%
NOI	\$47,640
Price:	\$860,000
Features:	<ul style="list-style-type: none"> • Flex office/warehouse space • Fenced-in yard • Constructed in 2012 • Located in the Mid America Industrial Park

Area Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	1,078	13,820	44,522
Est. Households	434	6,012	19,614
Est. Average Household Income	\$62,040	\$65,190	\$68,288





Leading the building services industry with professional training and performance.

At 96% client retention, we're proud to set records for this industry: Pritchard Industries provides full-service care of facilities, from daily maintenance and cleaning, with disinfecting as specified, to precision building services. Whether your space is 2,000 square feet or 3.5 million square feet, our stewardship brings you national resources, locally managed. That's why you can reach us any time—for routine care or emergency service, and planning for challenges ahead. We are the largest privately-held facility maintenance company, yet our focus is specific to each client. Local teams with national resources.

Our Mission and Values

We deliver the highest quality facility services powered by a dedicated well-trained workforce, led by professional management and committed to developing strong client partnerships.

- Sell and serve with passion
- Set goals. Act. Win.
- Front line first
- Integrity and respect always



Neighborhood Map





colliers.com/arkansas



At A Glance Colliers | Arkansas

Colliers | Arkansas is the largest commercial real estate firm in Arkansas with more than 120 employees strategically located in Little Rock, Rogers, Hot Springs and Conway to serve clients in Arkansas and beyond. Founded in 1971 as Barnes, Quinn, Flake & Anderson, other predecessor firms include IBR Real Estate, Lane Real Estate Services, Irwin Partners, Hathaway Property Management and most recently, Gehrki Commercial Real Estate. Members of these firms came together in 2004 to join Colliers and Colliers | Arkansas, is now the leader in full-service commercial real estate services in the state.

Our brokerage team has been helping clients invest in commercial property across Arkansas for more than 50 years. In addition to their unmatched local knowledge, our professionals have access to the vast network of property and market experts in Colliers' offices around the United States and across the globe to ensure our clients are making informed decisions wherever they choose to invest.

Colliers' property management team manages 20 million+ square feet, more than any other local firm. From downtown offices to industrial warehouses, shopping centers, restaurants and more, our clients trust our experience, market insight and hands-on decision-making approach with some of their most valuable properties.

Little Rock
1 Allied Drive, Suite 1500
Little Rock, AR 72202
1.501.372.6161

Hot Springs
835 Central Avenue, Suite 200
Hot Springs, AR 71901
1.501.623.2200

Northwest Arkansas
3503 S 55th Street, Suite 200
Rogers, AR 72758
1.479.636.9000

Core Services

Our comprehensive portfolio of services includes:

- Brokerage
 - > Landlord Representation
 - > Tenant Representation
- Corporate Solutions
- Investment Services
- Project Management
- Real Estate Management Services (Accredited Management Organization)
- Valuation and Advisory Services
- Special Asset Services
- Development Services

We offer our core services across a variety of property sectors including:

- Land
- Hotel
- Industrial
- Mixed-use
- Office
- Retail
- Multifamily

In addition to these sectors, we provide our clients with a deep level of knowledge within specialized industries such as call centers, law firms, healthcare and more.

Arkansas**

- **3** offices in Little Rock, Northwest Arkansas & Hot Springs
- **120** professionals & staff
- **24** brokers
- Approx. **20** million square feet under management
- **576** lease & sale transactions
- Over **\$423** million total sales
- Over **\$263** million total leases

**Based on 2023 results

Colliers is in 66 countries*

- > **US \$4.3** billion in annual revenue
- > **19,000+** professionals and staff
- > **2** billion square feet under management
- > **46,000** lease & sale transactions
- > **\$98** billion assets under management

*All statistics are for 2023, are in U.S. dollars and include affiliates



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