

Investment Sale

814 Higdon Ferry Road, 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

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





Building Specifications

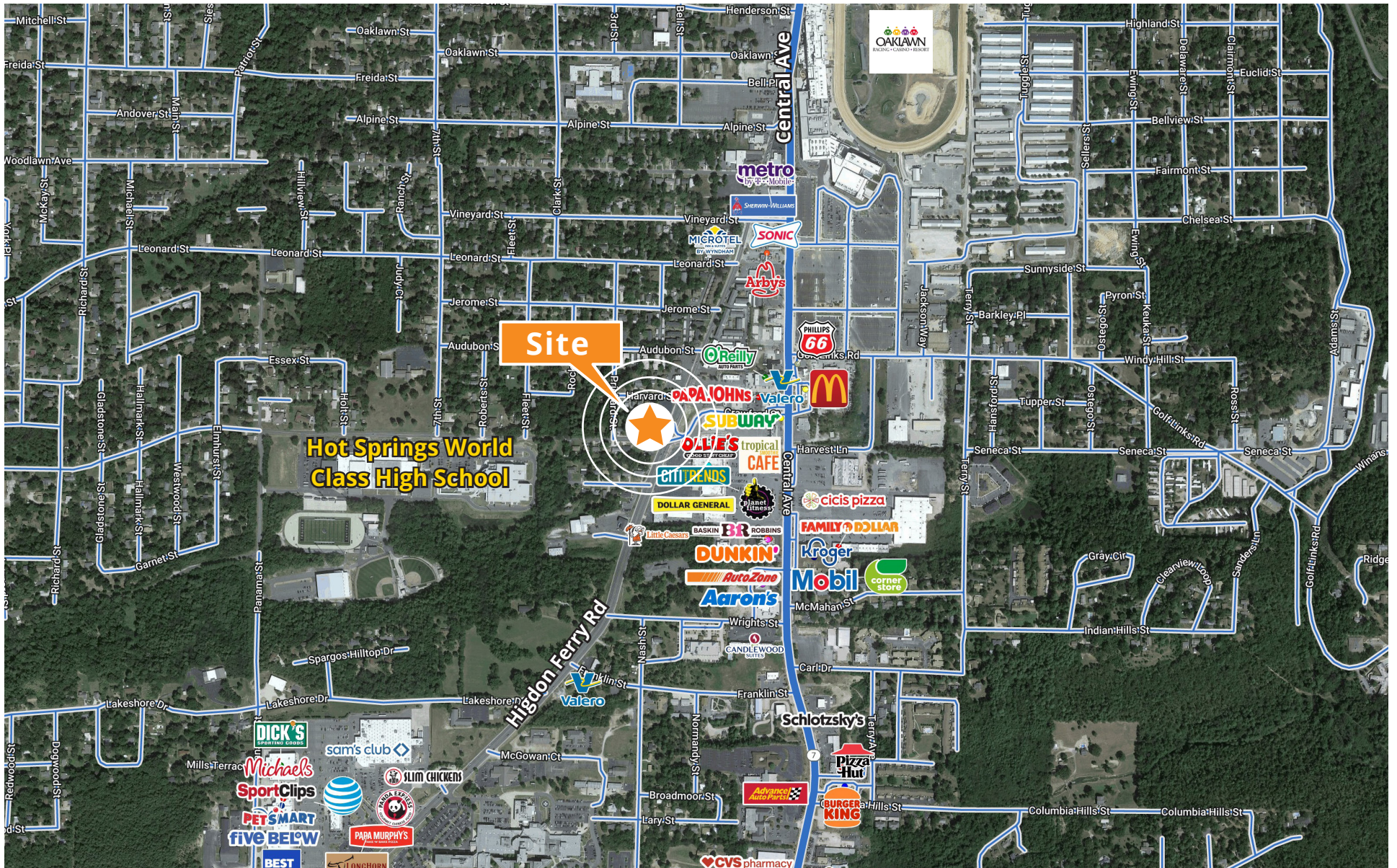
Address	814 Higdon Ferry Road, Hot Springs, AR
Building size	1,776 SF
Lot size	0.34 acres
Occupancy	100%
NOI	\$30,000
Price:	\$390,500
Features:	<ul style="list-style-type: none"> • Located at a signalized intersection • Great visibility with approximately 13,500 vehicles per day on Higdon Ferry Road • Near major retail arterial of Hot Springs with Oaklawn just minutes away

Area Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	5,115	32,981	55,718
Est. Households	2,348	15,172	24,701
Est. Average Household Income	\$62,756	\$66,415	\$75,548



Neighborhood Map



Colliers | Arkansas is the largest commercial real estate firm in Arkansas, with 20 million square feet of commercial space leased and managed. Our 114 employees are strategically located in Little Rock and Rogers to serve our clients in Arkansas and beyond. We have been shaping Arkansas' commercial real estate landscape since 1971. Predecessor firms include Barnes, Quinn, Flake & Anderson, IBR Real Estate, Lane Real Estate Services and most recently, Irwin Partners. Members of these firms came together to join Colliers in 2004. We are the leader in providing full-service commercial real estate services in Arkansas.

The foundation of our service is the strength and depth of our specialists. Our clients can depend on our ability to draw on years of direct experience in the local market. Our professionals know their communities inside and out. Whether you are a local firm or a global organization, we can provide creative solutions for all your real estate needs.

Little Rock
 1 Allied Dr., Suite 1500,
 Little Rock, AR 72202
 1.501.372.6161 • colliers.com

Northwest Arkansas
 4204 S. Pinnacle Hills Pkwy, Suite 102,
 Rogers, AR 72758
 1.479.636.9000 • colliers.com

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**

- 2 offices in Little Rock & Northwest Arkansas
- 113 professionals & staff
- 22 brokers
- Approx. 20 million square feet under management
- 628 lease & sale transactions
- Over \$642 million total sales
- Over \$291 million total leases

**Based on 2022 results

Colliers is in 66 countries*

- > US \$4.5 billion in annual revenue
- > 18,000+ professionals and staff
- > 2 billion square feet under management
- > 51,000 lease & sale transactions
- > \$98 billion assets under management

*All statistics are for 2022, are in U.S. dollars and include affiliates



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