

Colliers

Accelerating Success.

FOR SALE OR LEASE

Asking Price:

\$1.3M

Lease Rate:

\$6,000
Per Month, NN

Contact us:

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Colliers | Arkansas

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The Swearingon Building

For Sale or Lease: Historic Commercial Building
at 401-403 Ouachita Avenue, Hot Springs, AR

Features:

- Building size: 10,060 SF - may be subdivided
- Lot size: 0.549 acres
- Sale price: \$1,300,000
- First floor: 5,110 SF for \$6,000/month, NN
- Second floor: 4,950 SF - contact agent for pricing
- Located at the corner of Ouachita Avenue and Orange Street, blocks from the Central Business District
- Over 40 paved parking spaces
- First floor ideal for retail, restaurants, or corporate offices
- Second floor potential use for boutique hotels or private residences
- Zoned: C-2
- Historic commercial building with much of its original character
- Includes 18 offices, two conference rooms, two break rooms and five restrooms

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Floor plan

For illustration purposes only.
Measurements are approximate.



Property Map



2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	6,330	26,182	46,789
Estimated Households	3,021	11,771	21,182
Estimated Avg. Household Income	\$43,280	\$56,852	\$69,597

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