



FOR LEASE

1401 Malvern Ave.

Hot Springs, AR

Asking Price:

\$15-\$18

PSF

CONTACT US

Karolyn Fankhouser

+1 501 627 2141

karolyn.fankhouser@ar.colliers.com

For Lease: Rix Professional Office Building

Features

- 625 SF - 950 SF office space available
- Lease rate: \$15.00 - \$18.00/SF
- Utilities & janitorial included
- Conveniently located on Malvern Avenue (Hwy 270B)
- Adjacent to Garland County Library and Health Department
- Plenty of parking
- Handicap accessible

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835 Central Ave, Ste. 200

Hot Springs, AR 71901

P: +1 501 623 2200

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Neighborhood Map



Area Demographics

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Estimated Population (2024)

1 Mile	3 Mile	5 Mile
5,505	29,811	45,293



Estimated Households (2024)

1 Mile	3 Mile	5 Mile
2,354	13,171	20,531



Est. Avg Household Income (2024)

1 Mile	3 Mile	5 Mile
\$49,632	\$64,354	\$74,805

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