

Investment Sale

534 Mid America Blvd, Hot Springs, AR

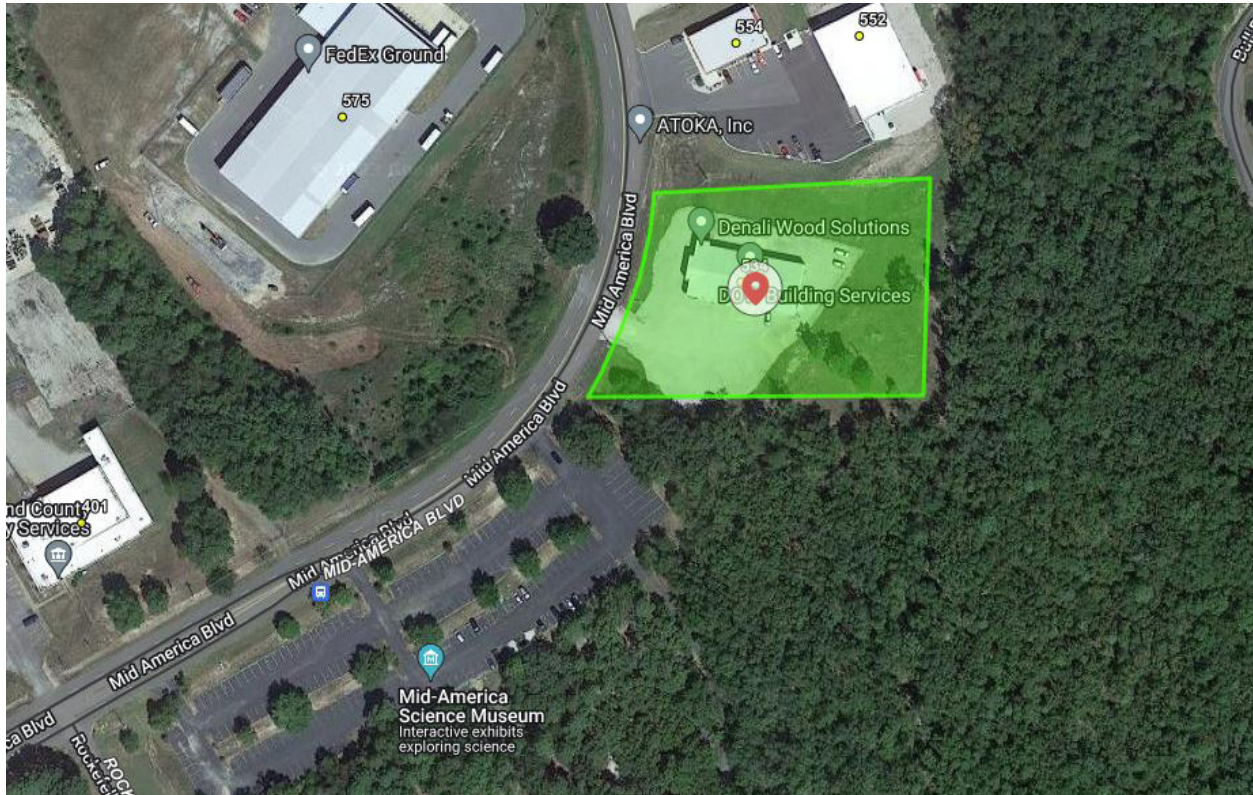


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Building Specifications

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 | 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.

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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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