



**FOR SALE**

# 101 Airway Drive

Hot Springs, AR

**Asking Price:**

## \$2.249M

**CONTACT US**

**Brian Gehrki**

+1 501 258 5500

brian.gehrki@ar.colliers.com

**Colliers | Hot Springs**

835 Central Ave, Ste. 200

Hot Springs, AR 71901

P: +1 501 623 2200

## For Sale: Owner/User Commercial Property with Excess Land

### Features

- Building size: 8,960 SF
- Lot size: +/- 2.64 acres
- Sale price: \$2,249,000
- Excellent site for service business
- Corner location with great visibility
- Approximately 380' of frontage on US Hwy 70 (Airport Rd.)
- About 1/2 mile to bypass
- Near Hot Springs Municipal Airport
- Zoned C-R (Regional Commercial) & M1 (Light Manufacturing)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.



FOR SALE

## Neighborhood Map



## Area Demographics



### Estimated Population (2024)

1 Mile	3 Mile	5 Mile
596	27,540	56,753



### Estimated Households (2024)

1 Mile	3 Mile	5 Mile
324	12,585	25,512



### Est. Avg Household Income (2024)

1 Mile	3 Mile	5 Mile
\$73,481	\$74,000	\$76,085



### Colliers | Hot Springs

835 Central Ave, Ste. 200  
Hot Springs, AR 71901  
P: +1 501 623 2200

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.