



Mixed-Use Opportunity

Contact Us:

Karolyn Fankhouser

+1 501 627 2141

karolyn.fankhouser@ar.colliers.com

Colliers | Hot Springs

835 Central Ave, Ste. 200

Hot Springs, AR 71901

P: +1 501 623 2200

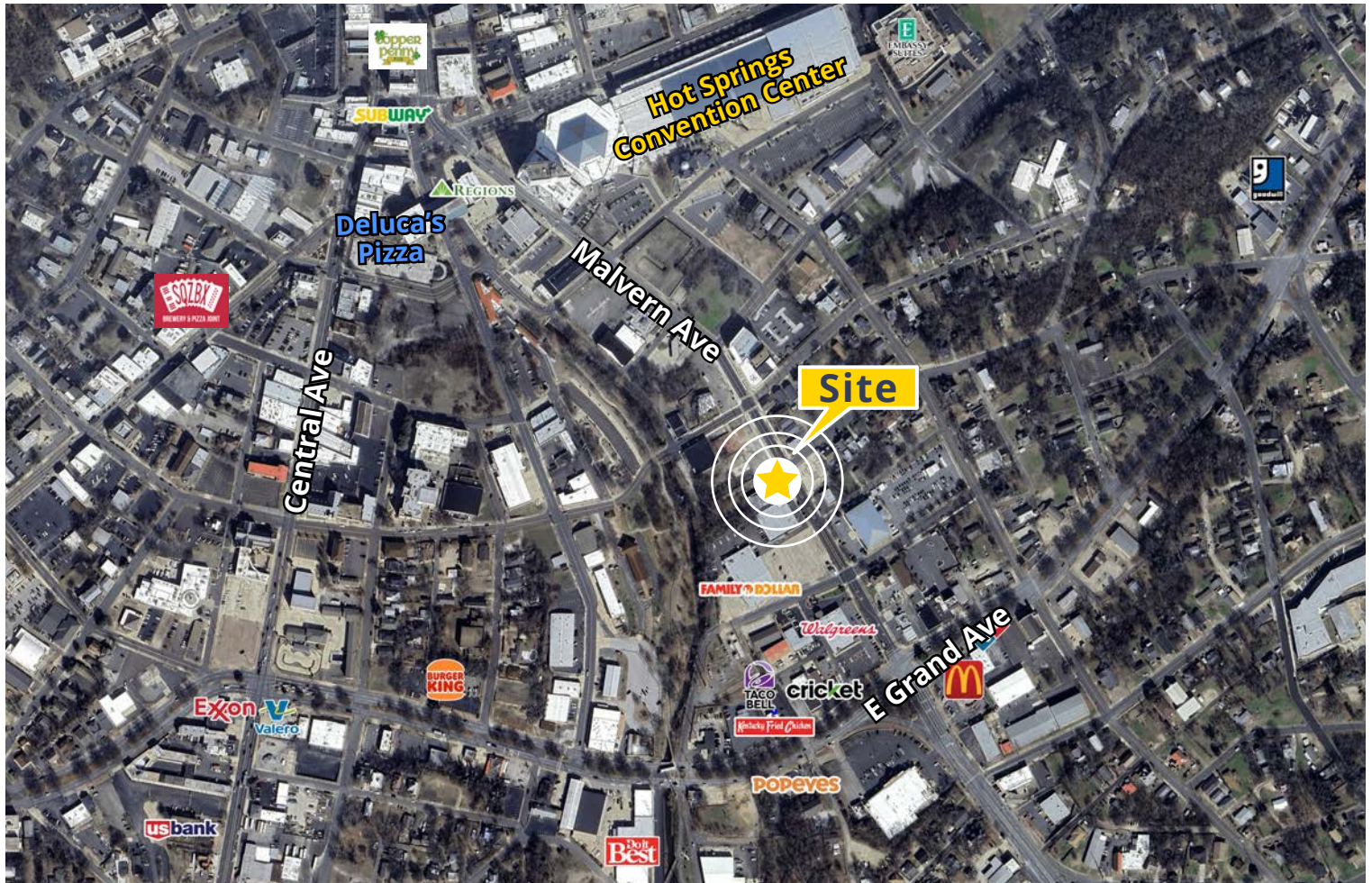
622-640 Malvern Avenue, Hot Springs, AR

For Sale or Lease: Mixed-Use Commercial Center

Features

- For lease: suite 634: 4,912 SF @ \$7.50/SF
- For lease: suite 626: 1,600 SF @ \$10.00/SF
- For lease: suite 628: 6,640 SF @ \$9.00/SF
- Total building size: 35,898 SF
(22,140 SF retail and 13,758 SF office)
- Lot size: +/- 2.92 acres
Sale price: \$1,699,000
- Located just north of Grand Avenue near the heart of downtown Hot Springs
- Within walking distance of city transit, the Hot Springs Convention Center and the Greenway Trail
- Zoned: Industrial Mixed-Use
- Large parking lot
- Handicap accessible
- Co-tenants include Family Dollar & KED Plasma

Neighborhood Map



2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	5,664	27,253	45,545
Estimated Households	2,605	12,061	20,585
Estimated Avg. Household Income	\$44,670	\$60,120	\$71,507

Contact us:

Karolyn Fankhouser

+1 501 627 2141

karolyn.fankhouser@ar.colliers.com

Colliers | Hot Springs

835 Central Ave, Ste. 200

Hot Springs, AR 71901

P: +1 501 623 2200

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.