

FOR SALE

835

Central Ave

Hot Springs | AR

Downtown Hot
Springs Office



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Colliers | Arkansas
835 Central Ave, Ste. 200
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Purchase Price

\$5,495,000 Price/SF: **\$78.15**

Building Specifications

Building Size	70,310 SF
Parking	+/- 180 spaces in two-story parking deck
Lot Size	1.724 acres
Occupancy	+/-
Zoning	CBD
Year Built	1974

Area Demographics (5 mile radius)



Estimated Population
(2023)
45,032



Average Household Income (2023)
\$72,161



Estimated Households
(2023)
20,277



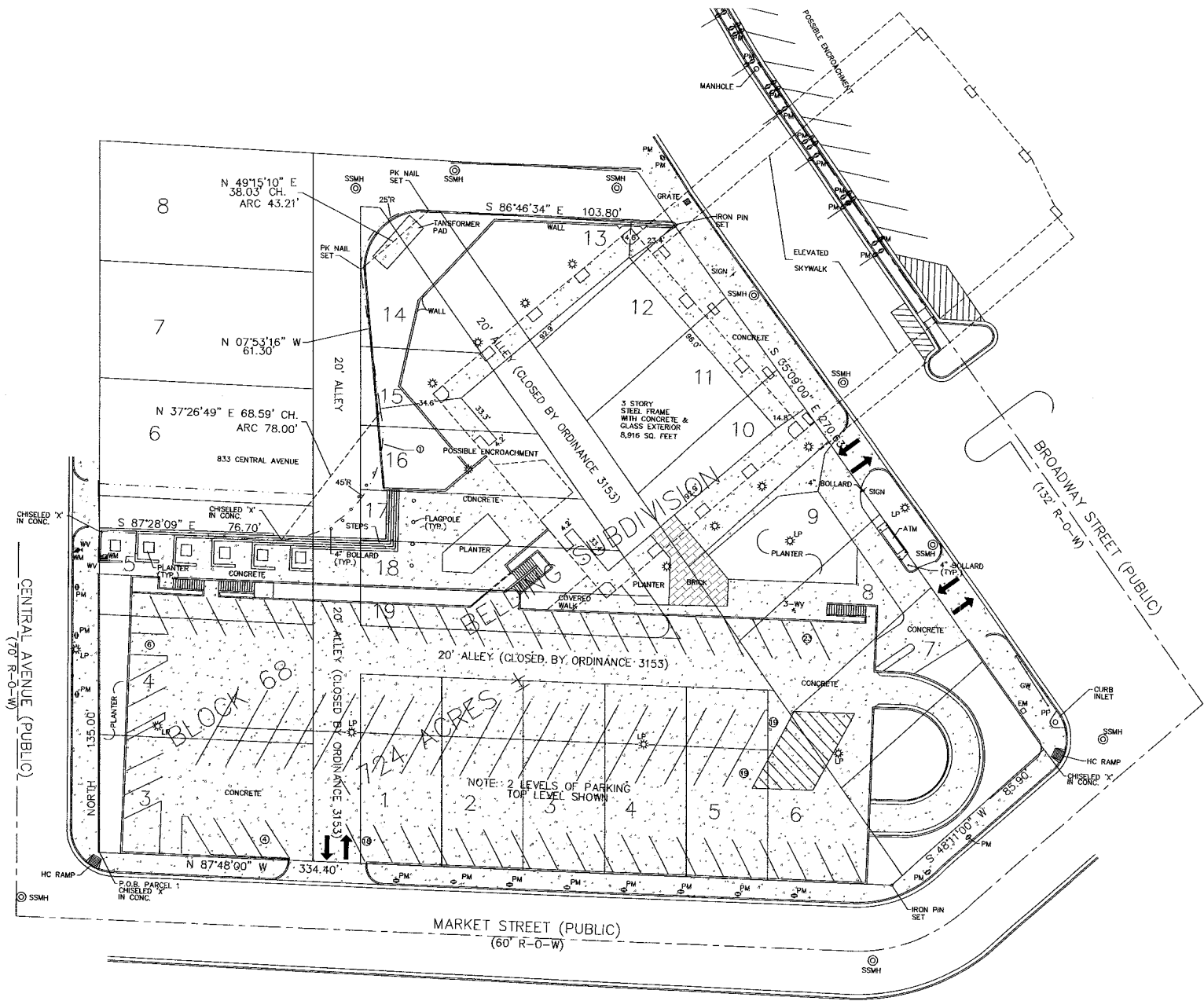
Projected Average Household Income (2028)
\$80,570

The Property

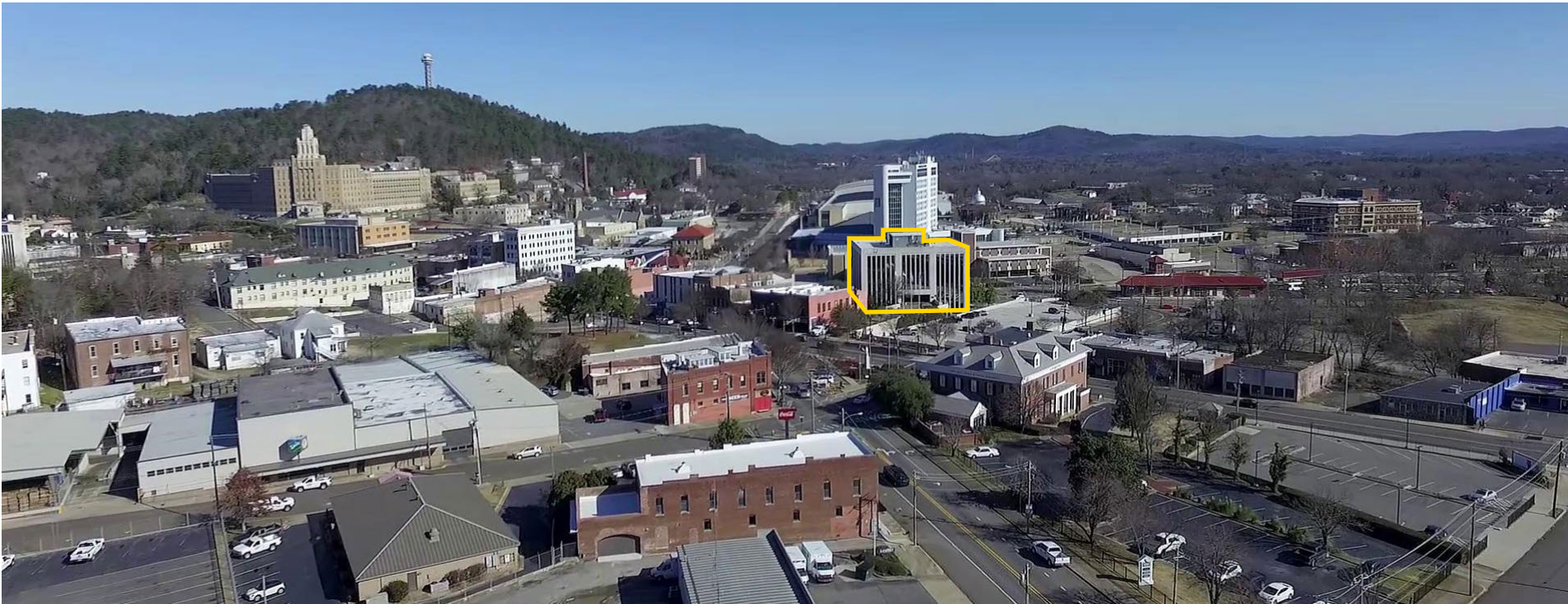
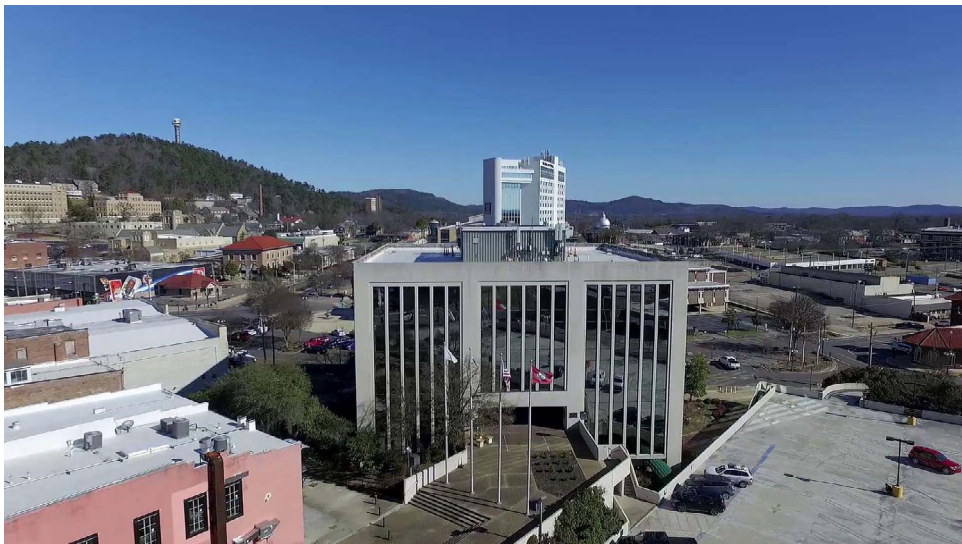
835 Central Ave. enjoys one of the most prominent locations in downtown Hot Springs. The former Regions Bank main branch is situated at the gateway to historic downtown Hot Springs, walking distance to the convention center, City Hall, Bathhouse Row and some of the best dining and shopping in the area and within a mile of the county courthouse. The five-story building features a large parking deck with both covered and open parking and street-level access on the first floor via Broadway Street and the second floor via Central Avenue. Both free and metered parking is also available on Broadway and the area features approximately 18,000 vehicles per day along Central Ave. Many of the offices within the building boast great downtown views and the skybridge crossing Broadway Ave. offers great views and natural lighting.



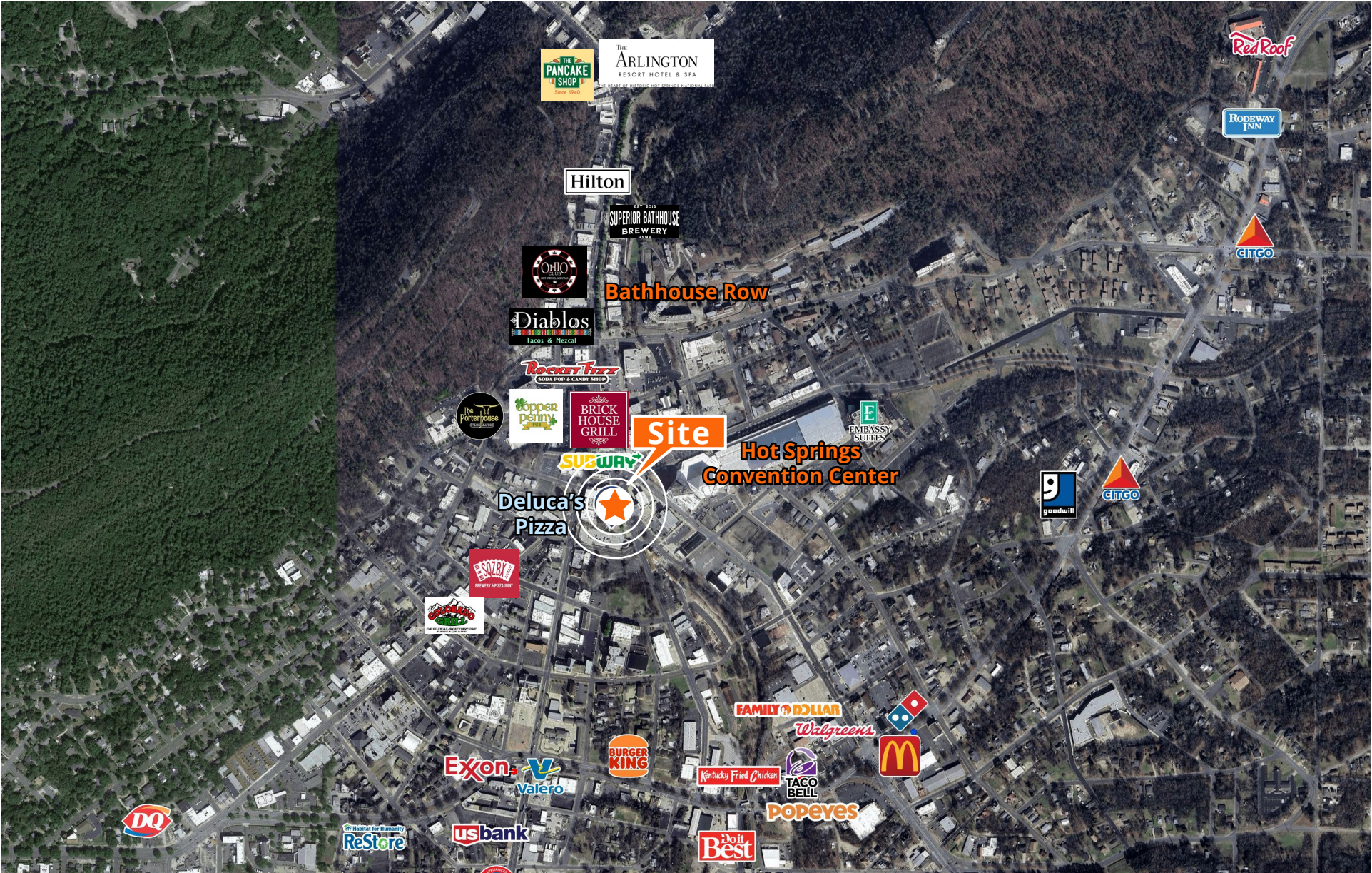
Property Survey



Property Photos



Neighborhood Map



Market Overview

Located in the Diamond Lakes region of Arkansas' scenic Ouachita Mountains, historic Hot Springs serves as the county seat for Garland County with a population of +/- 38,000.

Hailed for its naturally-heated springs in the 19th and 20th centuries, the city has a storied past that keeps visitors coming back to visit attractions such as its famous Bathhouse Row, the Gangster Museum of America, Oaklawn Gaming and Racing and it's 5,550-acre National Park-designated downtown area as well as three area lakes. Hot Springs is also renowned for being the boyhood home of President Bill Clinton.

Located in the heart of the nation and within a one-day drive for 80 million people, Hot Springs is an easily-accessible and rewarding place to live and work. Additionally, more than 250,000 people live within a 30 minute drive of the city, ensuring a readily-available workforce. Greater Hot Springs enjoys one of the most vibrant economies in Arkansas, and the area's robust business climate and reasonable cost of living contribute to the success of the area's business community.

About Hot Springs

Fast Facts

38,109
Population 

5,550-AC

National Park-Designated Downtown

More Than **250,000** people
within 30 minutes





AT A GLANCE

Colliers | Arkansas

Colliers

Colliers | Arkansas is the largest commercial real estate firm in Arkansas with more than 130 employees strategically located in Little Rock, Rogers, Hot Springs, and Conway to serve clients in Arkansas and beyond. Founded in 1971 as Barnes, Quinn, Flake & Anderson, other predecessor firms include IBR Real Estate, Lane Real Estate Services, Irwin Partners, Hathaway Property Management and most recently, Gehrki Commercial Real Estate. Members of these firms came together in 2004 to join Colliers and Colliers | Arkansas, is now the leader in full-service commercial real estate services in the state.

Our brokerage team has been helping clients invest in commercial property across Arkansas for more than 50 years. In addition to their unmatched local knowledge, our professionals have access to the vast network of property and market experts in Colliers' offices around the United States and across the globe to ensure our clients are making informed decisions wherever they choose to invest.

Colliers' property management team manages 23 million+ square feet, more than any other local firm. From downtown offices to industrial warehouses, shopping centers, restaurants and more, our clients trust our experience, market insight and hands-on decision-making approach with some of their most valuable properties.

CORE SERVICES

Our comprehensive portfolio of services includes:

- Brokerage
 - > Landlord Representation
 - > Tenant Representation
- Corporate Solutions
- Investment Services
- Real Estate Management Services (Accredited Management Organization)
- Valuation and Advisory Services
- Special Asset Services
- Development Management Services

We offer our core services across a variety of property sectors including:

- Land
- Hotel
- Industrial
- Mixed-use
- Office
- Retail
- Multifamily
- Medical

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*

3 offices in Little Rock, Northwest Arkansas & Hot Springs

134 professionals & staff

24 brokers

Over **23** million square feet under management

572 lease & sale transactions

Over **\$381** million total sales

Over **\$465** million total leases

*Based on 2024 results

Colliers is in 70 countries**

> US \$4.5 billion in annual revenue

> 22,000+ professionals and staff

> 2 billion square feet under management

> 46,000 lease & sale transactions

> \$99 billion assets under management

**All statistics are for 2024, are in U.S. dollars and include affiliates

OFFICES

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