

RETAIL FOR SALE

HARRISON STREET RETAIL/OFFICE OPPORTUNITY FOR SALE OR LEASE

2395 Harrison, Batesville, AR 72501



OFFERING SUMMARY

SALE PRICE:	\$1,399,000
AVAILABLE SF:	23,420 SF
LOT SIZE:	1.342 Acres
BUILDING SIZE:	23,420 SF
ZONING:	C-3
MARKET:	Batesville
PRICE / SF:	\$59.74
1800 SQ FT FOR LEASE MG/MONTH	\$1400.00
2000 SQ FT FOR LEASE MG/MONTH	\$1500.00

PROPERTY OVERVIEW

\$100,000 price reduction! Great commercial building on a high visibility corner lot in Batesville for sale or lease. 23,420+/- square foot building has been well-maintained, perfect for a variety of retail/office/ commercial uses. Upper and lower warehouses, plenty of parking, and a traffic count of 25,000 VPD! Great opportunity for an owner operator or investment property!

PROPERTY HIGHLIGHTS

- Building now priced at \$60 sq ft, far less than replacement cost!
- Along main thoroughfare of the city, 25,000 VPD traffic count.
- 23,420 +/- sq ft building on 1.34+/- corner lot.
- Building has 2 warehouse spaces, one with passthrough overhead doors, and is in excellent condition.
- Great for a variety of commercial adaptive re-use applications!
- Building is also for lease, see website for details and lease brochure!
- Surrounded by businesses such as banks, restaurants, retail, and more!

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
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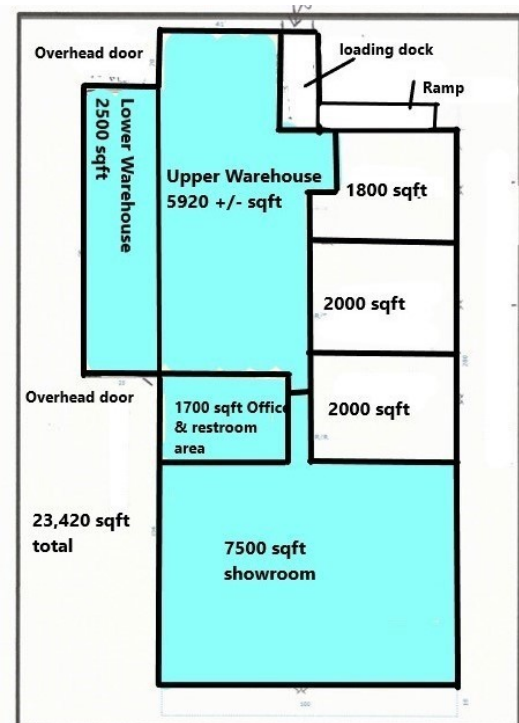
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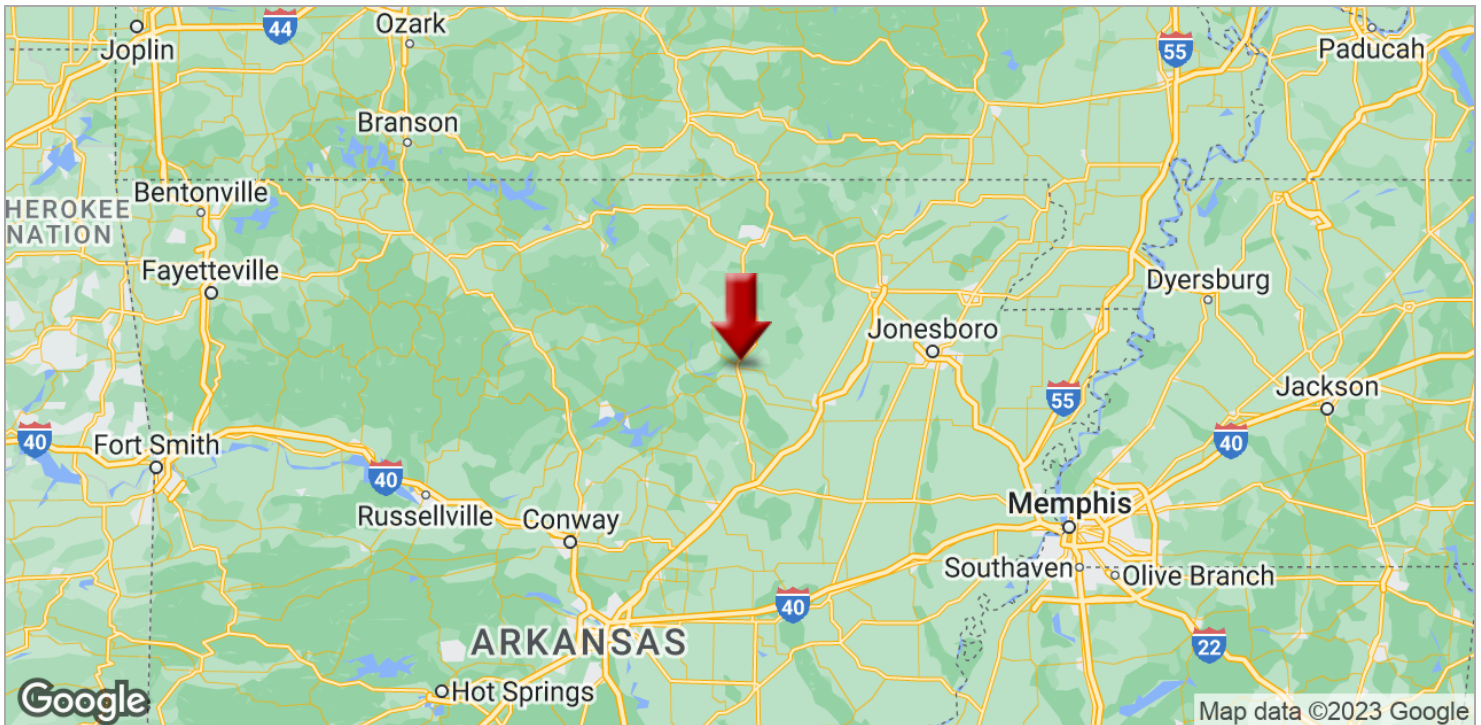
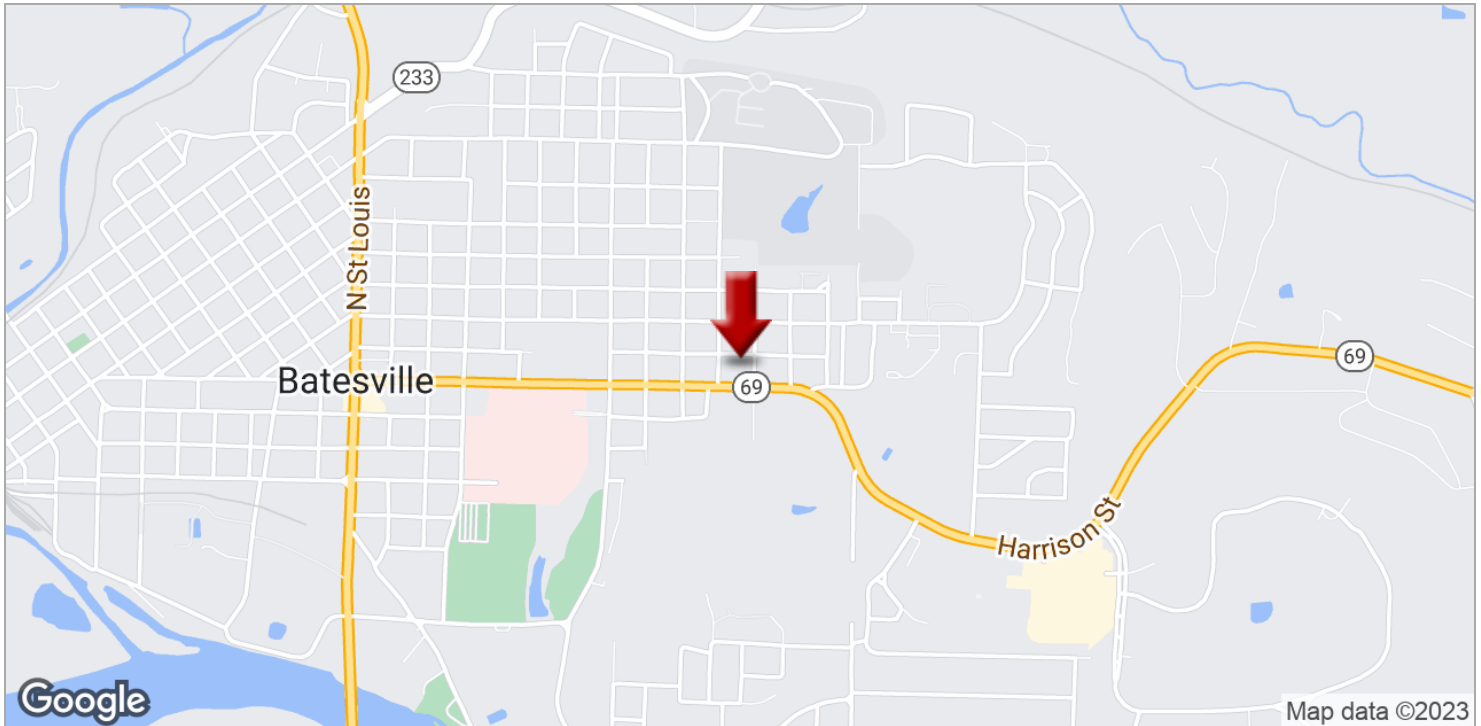
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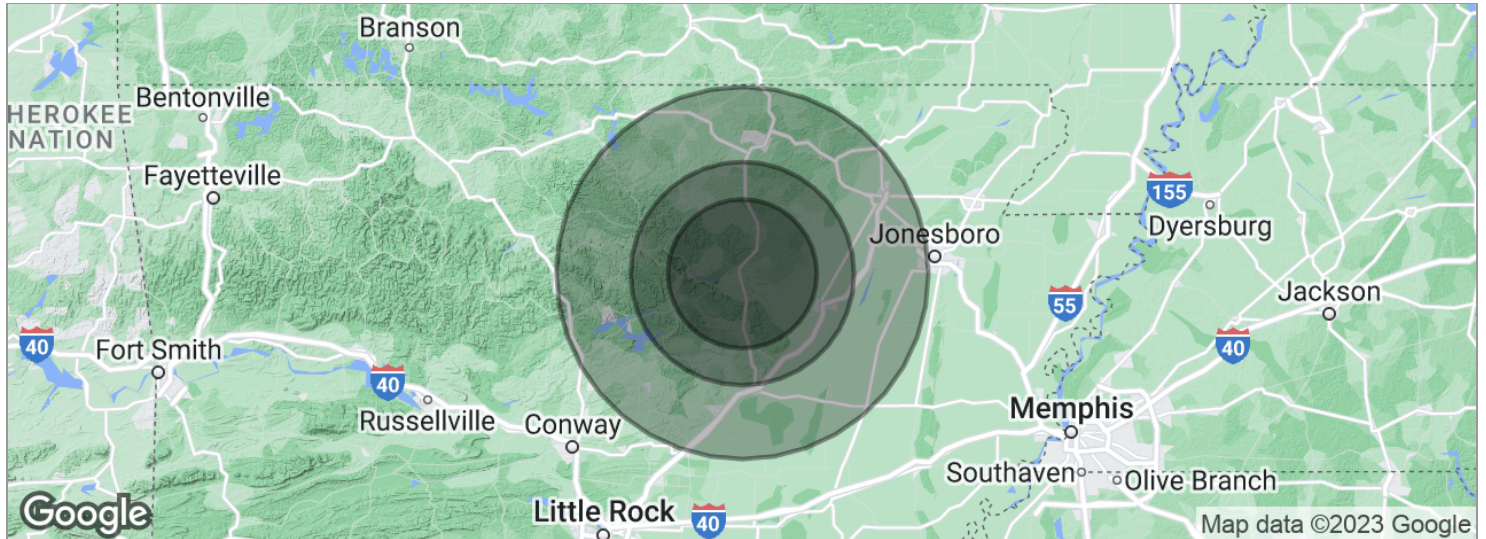
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POPULATION	20 MILES	30 MILES	50 MILES
Total population	48,320	97,271	268,198
Median age	41.3	43.0	42.7
Median age (male)	40.5	41.6	41.4
Median age (Female)	42.2	44.2	43.8

HOUSEHOLDS & INCOME	20 MILES	30 MILES	50 MILES
Total households	22,062	47,776	133,201
# of persons per HH	2.2	2.0	2.0
Average HH income	\$52,582	\$46,802	\$47,429
Average house value	\$108,393	\$111,509	\$123,545

* Demographic data derived from 2020 ACS - US Census

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