

RETAIL FOR LEASE

HARRISON STREET RETAIL/OFFICE OPPORTUNITY FOR SALE OR LEASE

2395 Harrison, Batesville, AR 72501



OFFERING SUMMARY

AVAILABLE SF:	23,420 +/-SF
LEASE RATE:	Negotiable
LOT SIZE:	1.342 Acres
BUILDING SIZE:	23,420 SF
ZONING:	C-3
MARKET:	Batesville

PROPERTY OVERVIEW

Five great spaces available on a modified gross lease.

Space 100: 9200+/- square feet includes 7500 sqft showroom and 1700 sqft office & restroom area. \$12 per square foot per year available immediately preferred leased with upper warehouse as package (see below)

Upper Warehouse: 5920+/- square feet at \$7 per square foot per year available immediately

Lower Warehouse: 2500+/- Square feet at \$7 per square foot per year available immediately

Suite A: 2000+/- square feet at \$1500/month MG available Immediately

Suite C : 1800+/- square feet at \$1400-available immediately

PROPERTY HIGHLIGHTS

- Along main thoroughfare of the city, 25,000 VPD traffic count!
- 1.34 +/- acre hard corner lot.
- 23,420 +/- square foot building in excellent condition.
- Building has 2 warehouse spaces, one with pass-through overhead doors.
- Great for a variety of commercial adaptive re-use applications!
- Building is also for sale, see website for details and 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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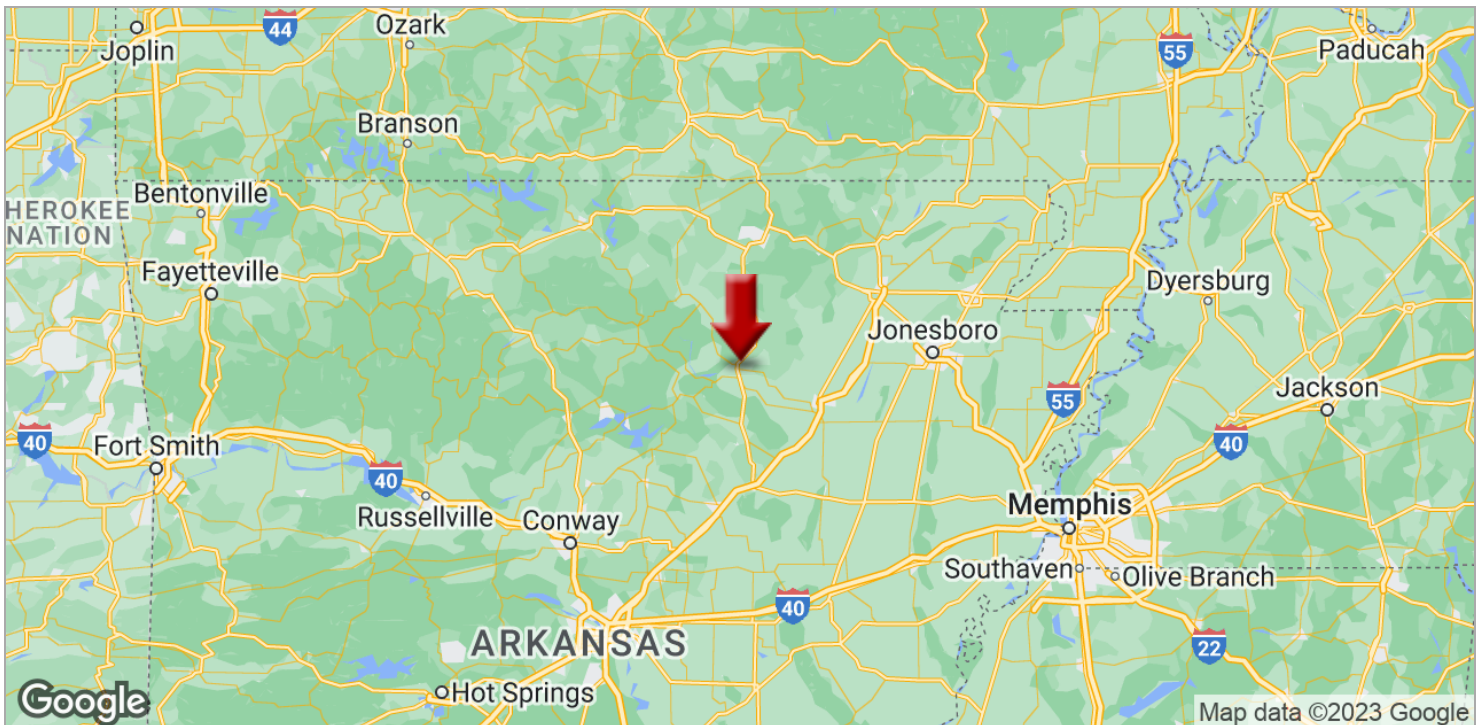
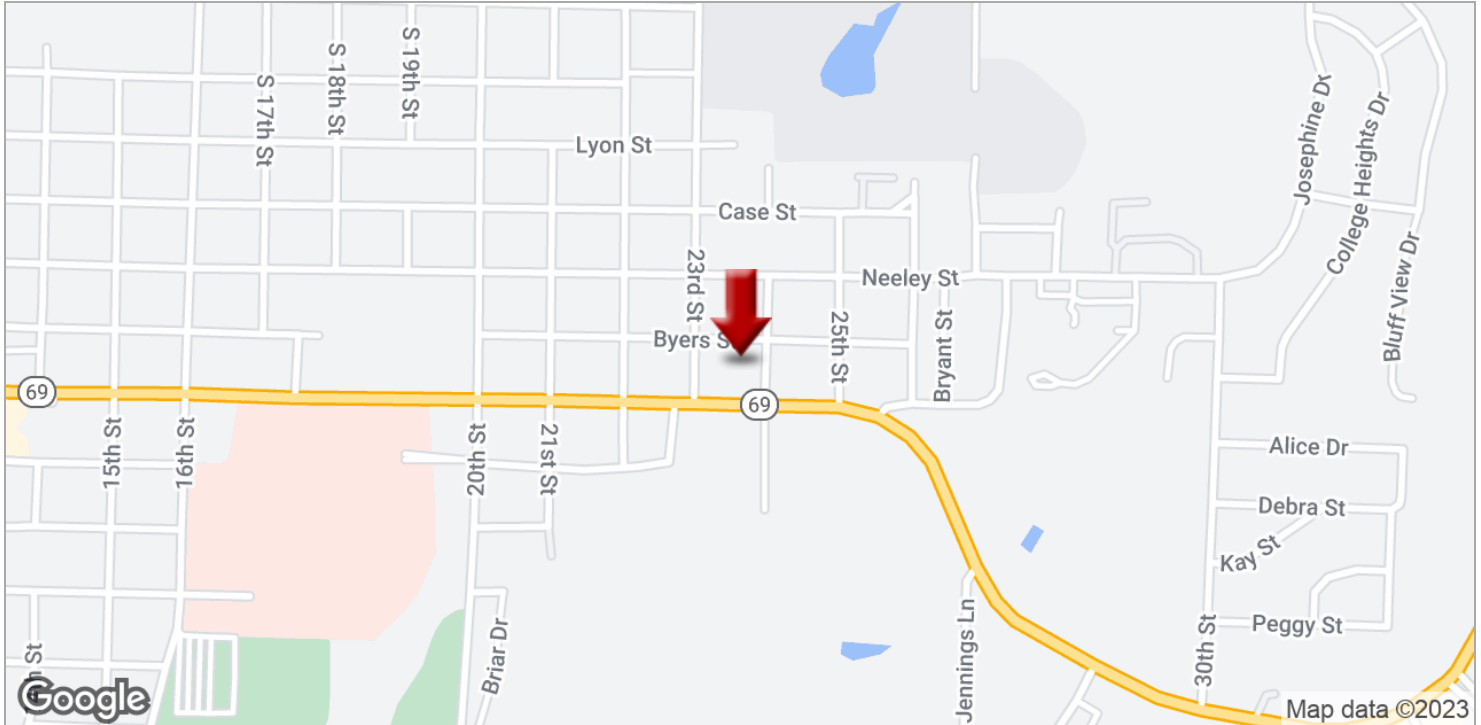
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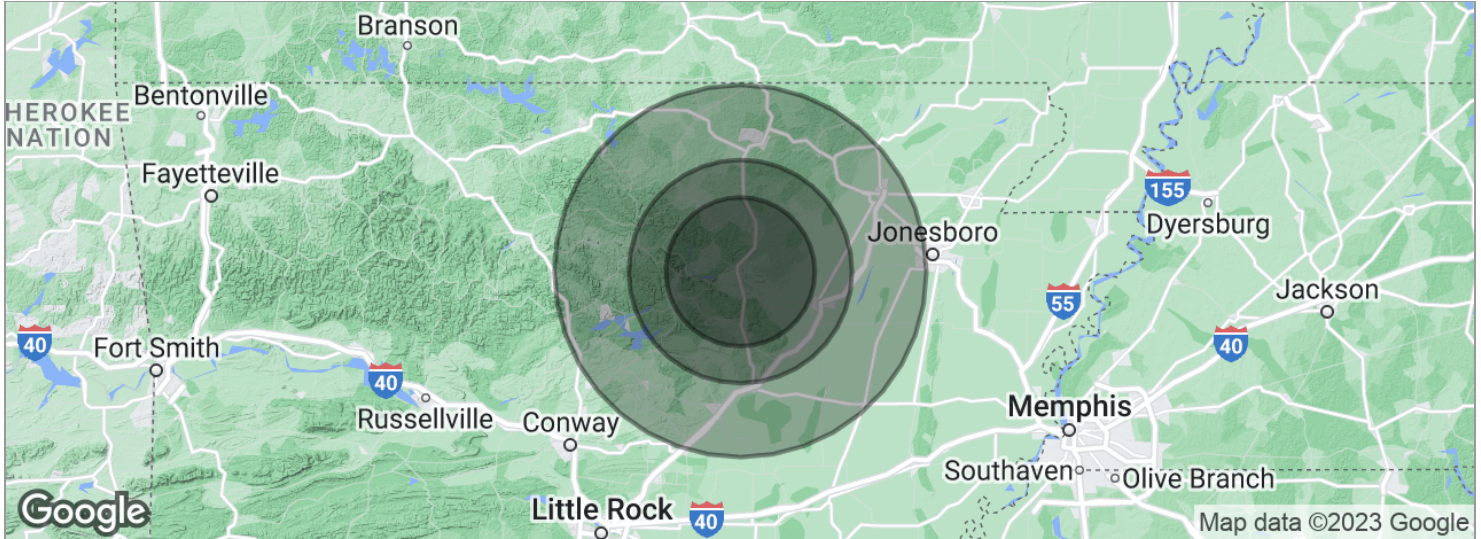
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POPULATION	20 MILES	30 MILES	50 MILES
Total population	48,320	97,271	268,198
Median age	41.3	43.0	42.7
Median age (male)	40.5	41.6	41.4
Median age (Female)	42.2	44.2	43.8
HOUSEHOLDS & INCOME	20 MILES	30 MILES	50 MILES
Total households	22,062	47,776	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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