

LAST AVAILABLE - RETAIL SPACE FOR LEASE

Independence Square Shopping Center | 425 - 475 S. St. Louis St. | Batesville, AR 72501



SUITE C: ±12,000 SF
RETAIL SPACE
FOR LEASE

BRANDON SHEARD

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

LAST AVAILABLE - RETAIL SPACE FOR LEASE

Independence Square Shopping Center | 425 - 475 S. St. Louis St. | Batesville, AR 72501

AVAILABLE

Suite C: ±11,969 SF Retail Space

PRICE

\$7.00/SF NNN

COMMENTS

- Positioned near the corner of South St. Louis St and East College Ave
- Just minutes from Lyon College, one of the most popular private colleges in the state
- Rear loading dock
- Signage opportunity
- Ample parking
- Co-tenants include Ollie's Bargain Outlet, Harbor Freight Tools, and Fastenal

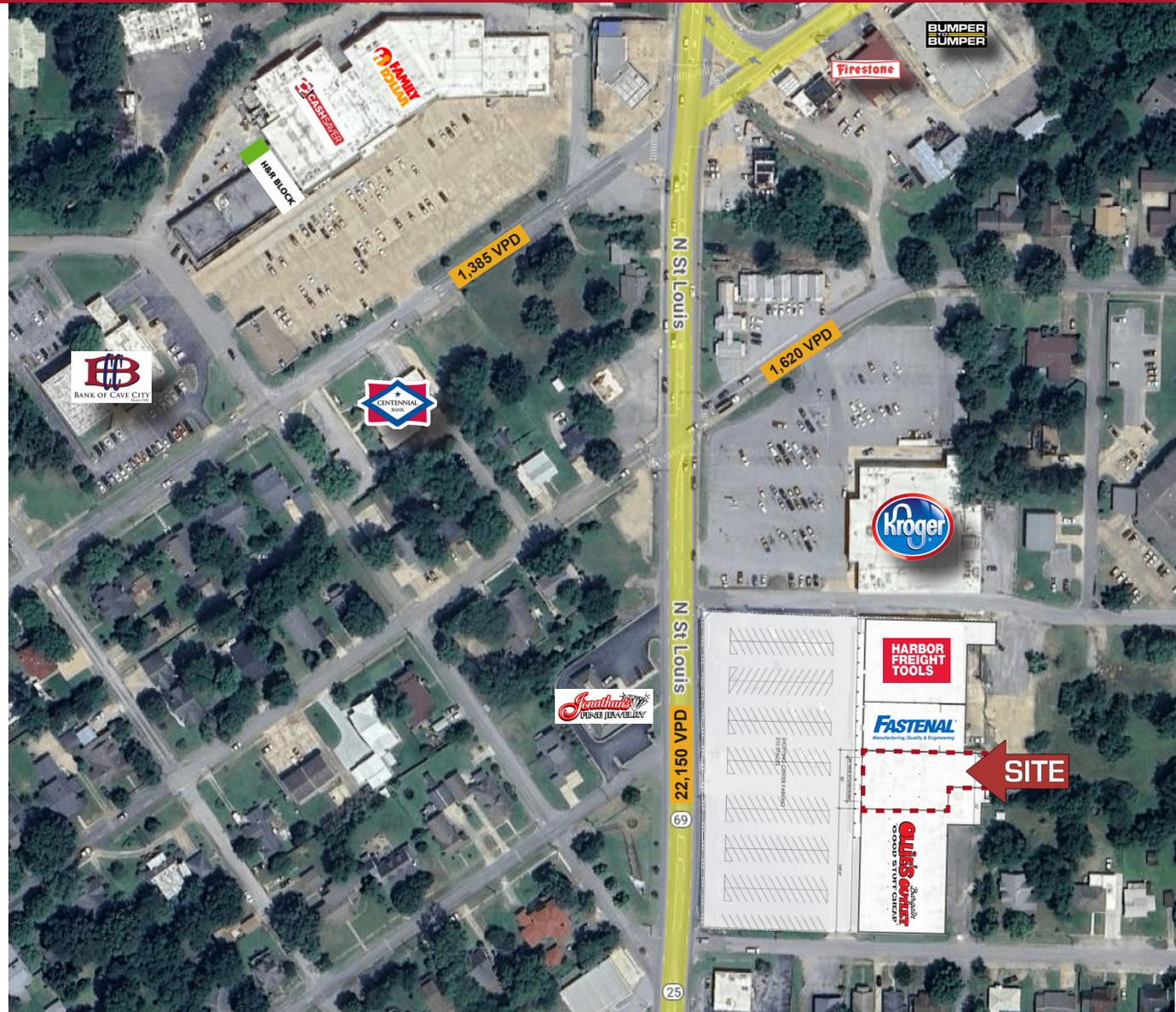
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,680	13,685	28,840	29,545
AVERAGE HH INCOME	\$72,956	\$78,515	\$79,868	\$84,359
TOTAL HH	1,905	5,279	7,307	11,533

TRAFFIC COUNTS

S. St. Louis: 22,150 VPD

E. College Ave: 1,620 VPD



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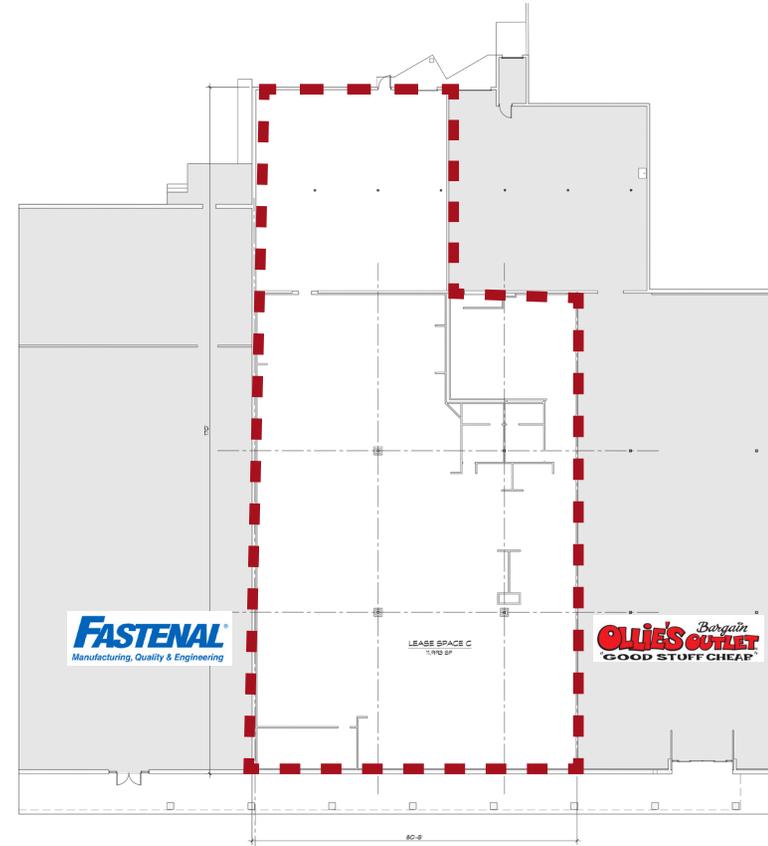
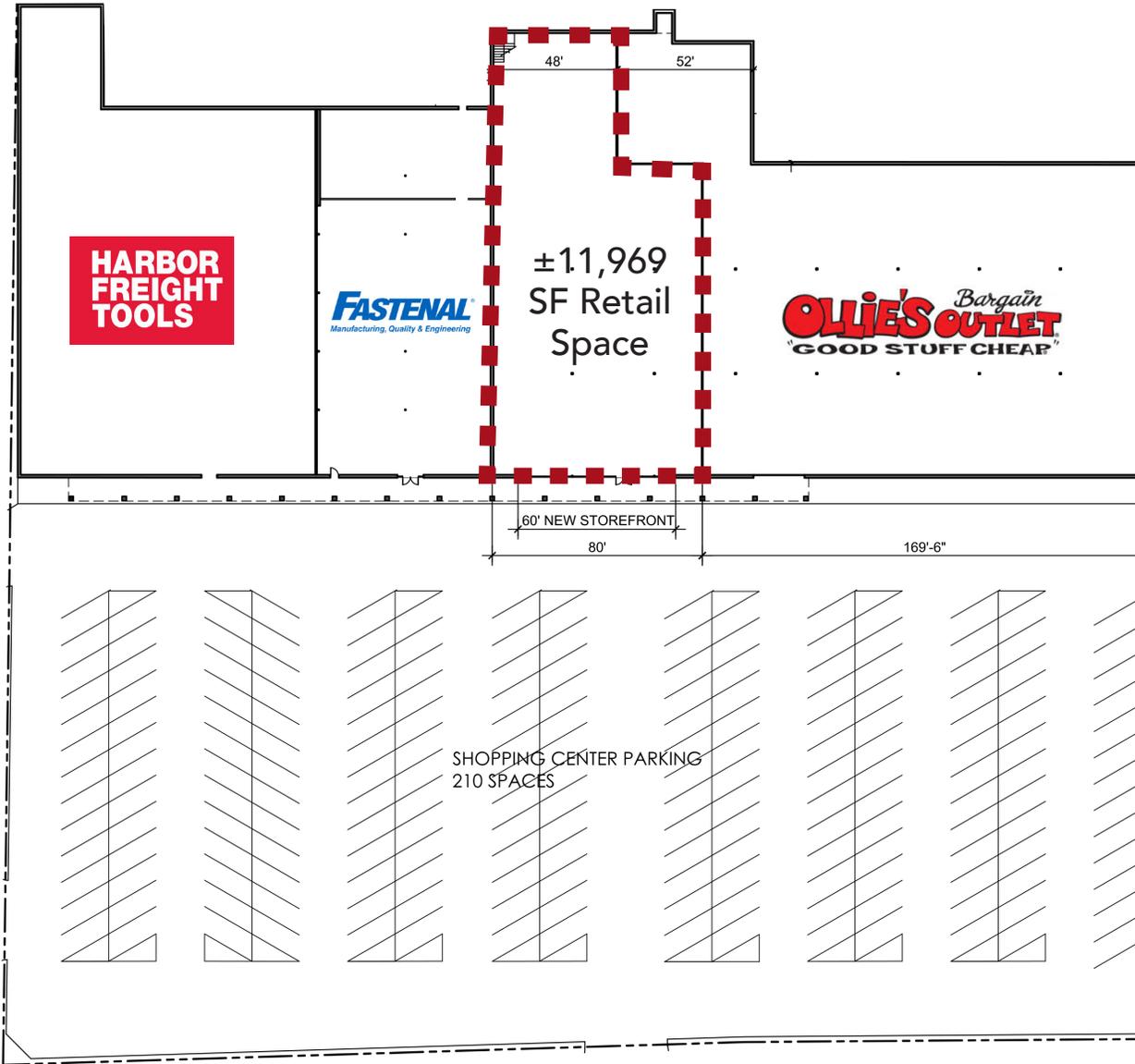
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

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CHAINLINKS
RETAIL ADVISORS