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## PROPERTY OVERVIEW

This property is ideally located between Walmart Supercenter and Hobby Lobby along the primary thoroughfare in Batesville, AR. It is surrounded by some of the top restaurants and retailers in the area, including Home Depot, Aldi, Freddy's, and Casey's General Store. Additionally, the site is just down the street from the new First Community Bank headquarters. Offering prime real estate, this location benefits from high visibility with over 24,000 cars per day on North Saint Louis and more than 9,000 cars per day on Harrison Street. As Batesville continues to experience significant growth, this site presents an excellent opportunity.

## HIGHLIGHTS

- A+ location in a growing market
- Significantly below replacement cost
- Meaningful traffic count exposure
- Surrounded by major development
- Highly sought after area to own



|                 |                |
|-----------------|----------------|
| PRICE           | \$450,000      |
| NOI             | \$33,285.50    |
| CAP RATE        | 7.4%           |
| BUILDING SIZE   | 2,355 SF       |
| RENT COMMENCE   | MAY 1, 2018    |
| RENT EXPIRATION | APRIL 30, 2028 |
| INCOME          | \$42,000       |
| EXPENSE         | \$8,714.50     |



ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

HAAG BROWN COMMERCIAL

DOLLAR GENERAL

TJ-maxx

BURGER KING

cricket wireless

No Limits Therapy Company  
2810 E. MAIN STREET BATESVILLE, AR  
870-805-5793  
THE ACADEMIES AT NEWPORT HIGH SCHOOL  
YOUR PATHWAY TO PERSONALIZED EDUCATION  
www.newportschools.org



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Photo: V



HARRISON ST

\*All labels and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

FOR SALE: 4-PROPERTY INVESTMENT PORTFOLIO

ZAC QUALLS | EXECUTIVE BROKER  
ZAC@HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER  
NATHAN@HAAGBROWN.COM

HAAG BROWN COMMERCIAL  
870.336.8000 | HAAGBROWN.COM