

# 401 N INDEPENDENCE AVENUE

RUSSELLVILLE, AR 72801



## PROPERTY DESCRIPTION

±3,000 SF of ground-level retail space available for lease at The Point, a new mixed-use apartment development in Russellville, Arkansas.

## PROPERTY HIGHLIGHTS

- Ground floor of new mixed-use apartment complex
- Walking distance to Arkansas Tech University and Downtown
- Strong visibility on N Independence Ave
- Ample on-site parking for residents and visitors
- Ideal for retail, coffee shop, or service users
- Traffic Counts: N Arkansas Ave (19,000 AADT) E Main St (18,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,456	10,746	14,467
Total Population	7,215	27,937	38,137
Average HH Income	\$61,399	\$68,892	\$75,222

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FOR LEASE

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