

# RETAIL-ANCHORED INVESTMENT OPPORTUNITY

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



## BRANDON SHEARD

AGENT

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## AVAILABLE

±60,998 SF Shopping Center on ±3.94 Acres

## PRICE

\$3,950,000

\*\*Rent roll and pro forma available upon request and receipt of a [signed NDA](#)

## COMMENTS

- 80.83% occupied; Existing leases staggered with current lease expirations ranging from 2028 to 2032
- 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
- Newly renovated storefronts and pylon signage
- Ample parking
- Tenants include Ollie's Bargain Outlet, Harbor Freight Tools, and Fastenal

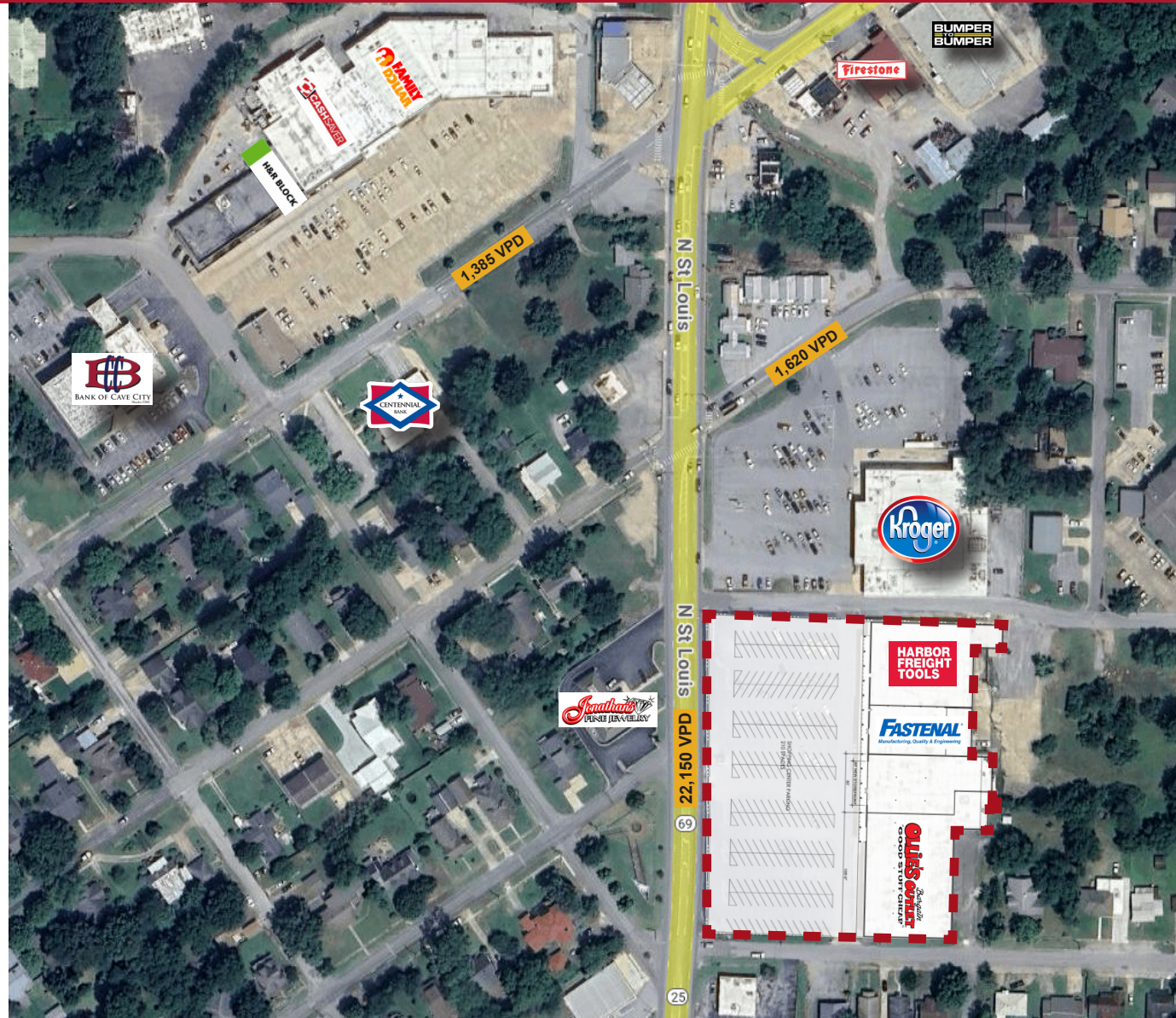
## DEMOGRAPHICS

	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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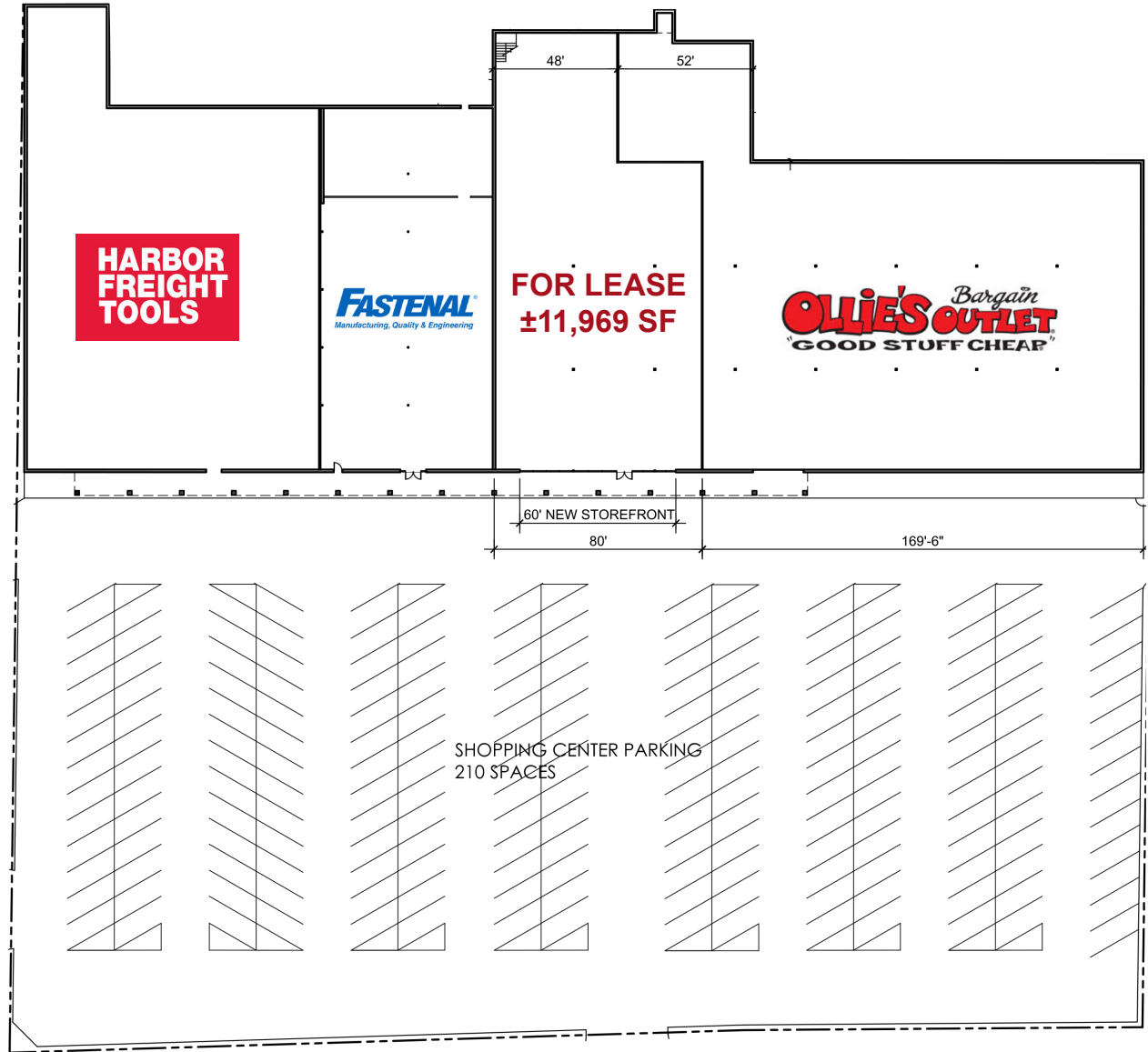
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## National Tenants. Community Driven.

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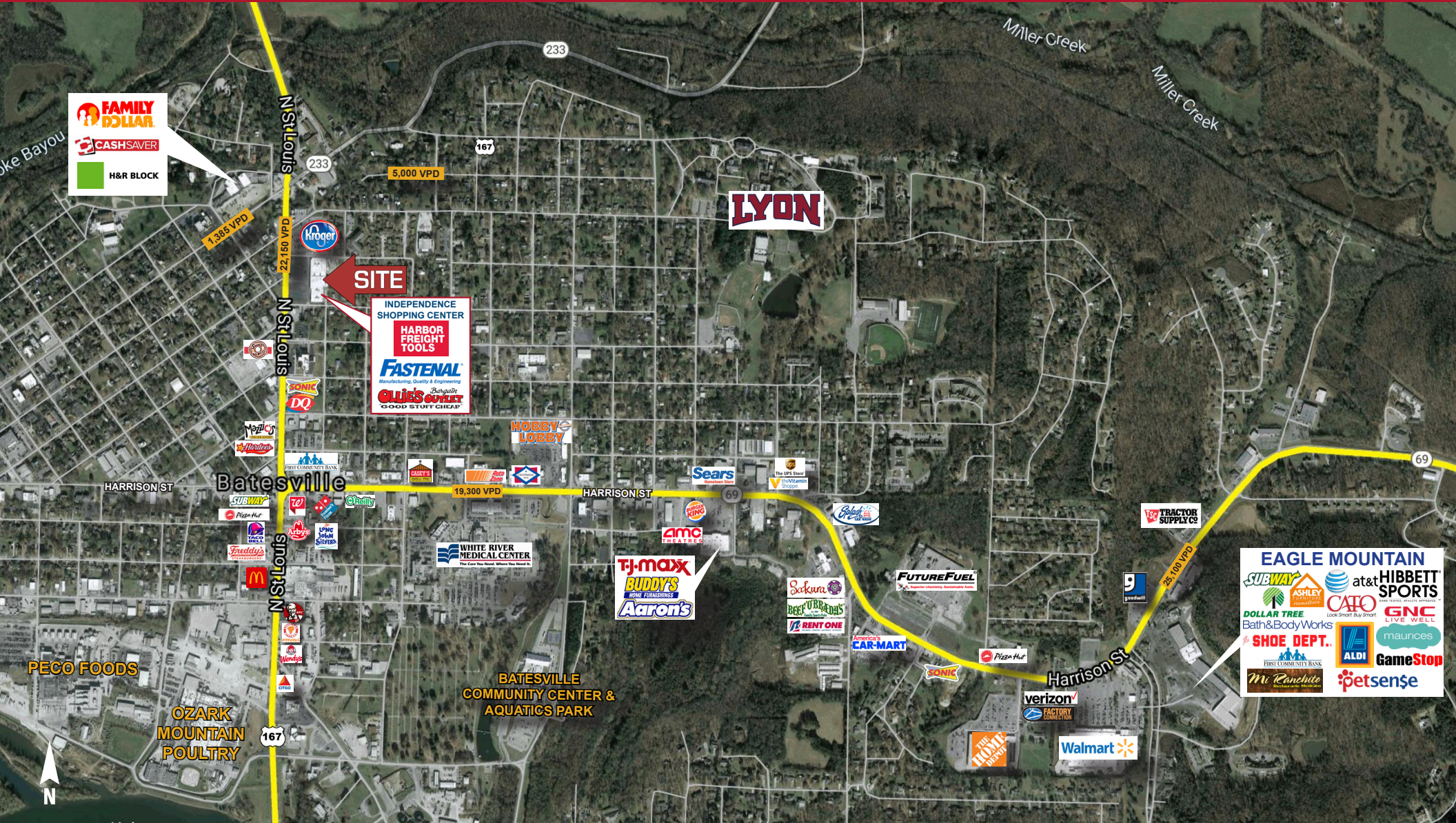
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## ABOUT KELLEY COMMERCIAL PARTNERS

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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CEO | EXECUTIVE BROKER | PARTNER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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