



CANTRELL-GRIFFIN

BUSINESS BROKERS SINCE 1983



Stewart Nance & Barry Graves

5100 S. Thompson

Springdale, AR 72764

Office: 479-927-4493

Stewart Cell: 870-688-7100

Barry Cell: 479-466-5942

Specialty Retail Store & Warehouse

Price: \$2,040,000 Real Estate only

Facilities: 10,800 sf retail/warehouse & 4,800 sf light manufacturing & warehouse

Built 2017 Zoned C

2.26 ac. Excellent and plentiful concrete parking

2025 appraised @ 2,040,000 ... apx. \$130/sf

Excellent retail location currently housing a retail shoe and accessory store. Located in beautiful stand-alone state-of-the-art retail store and separate warehouse built 2017 on prime retail corridor in Branson, MO ... one of America's favorite lake resort and entertainment communities. Business & 500,000 of inventory available optionally for add'l 271,000

Estimated SF Usage:

Retail: 7000

Warehouse: 2000 in main & 4800 in separate

Office: 1000

Year Built: 2017

Employees: 7 w current tenant

Financing: Possible GAP financing

Support/Training: Yes 30 days

Reason for Selling: Retiring