



**WOODCREST**  
CAPITAL, LLC

# Freestanding Batesville AR

858 N Central Ave | Batesville AR

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**8,040 SF**



- 8,040 SF Freestanding Retail
- Independence County, Arkansas
- Former Dollar General
- **Opportunity Zone** Property
- Great Visibility & Access

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
US-167	21,810 VPD
Central Ave/AR-69	5,784 VPD



Demographics	1-mile*	3-mile	5-mile
Population	4,256	11,988	18,450
Households	1,634	4,752	7,293
Average HH Income	\$52,485	\$62,420	\$64,509

\* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

\*\* Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

**(817) 927-0050 | woodcrestcapital.com**

# Freestanding Batesville AR

858 N Central Ave | Batesville AR

Woodcrest Capital, LLC  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

FREESTANDING BATESVILLE AR | Batesville, Arkansas

