



*for*  
**SALE**

**COMMERCIAL OWNER/USER  
OPPORTUNITY**

**EXCLUSIVELY LISTED BY:**

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HalseyThrasherHarpole.com (870) 972-9191

## OPPORTUNITY OVERVIEW

**BUILDING:** 1,600+/- SF

**LOT:** 2.07+/- AC

**PRICE:** \$650,000.00

## PROPERTY HIGHLIGHTS

- 150+ ft of Highway Frontage
- High Traffic Thoroughfare | 14,000 CPD
- High Visibility | Easy Accessibility
- Located on one of the main thoroughfares through town
- Centrally positioned in the city of Marion



## EXECUTIVE SUMMARY

The commercial property at 2687 State Highway 77 in Marion, AR presents a prime opportunity for business development and investment. Strategically positioned to capitalize on the growing city of Marion, its road frontage on AR-77 (14,000 CPD), established presence in the city, and close proximity to the city's center render it a lucrative investment opportunity.



## ZONING DESCRIPTION

### C-2 | General Commercial District

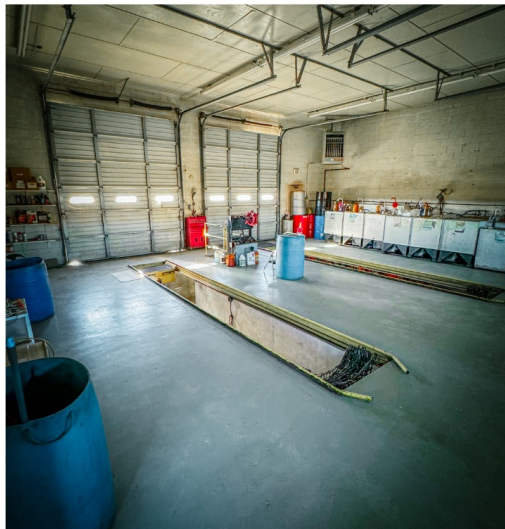
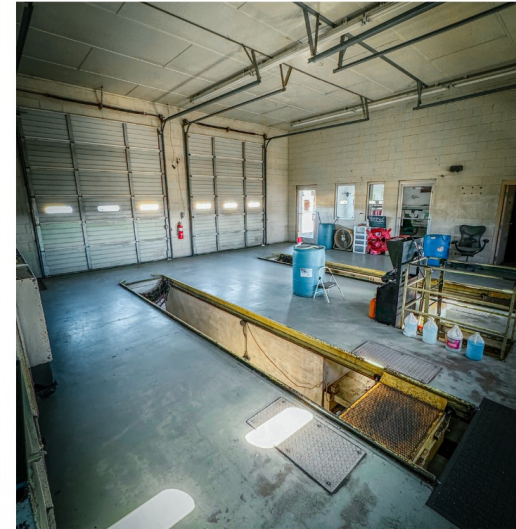
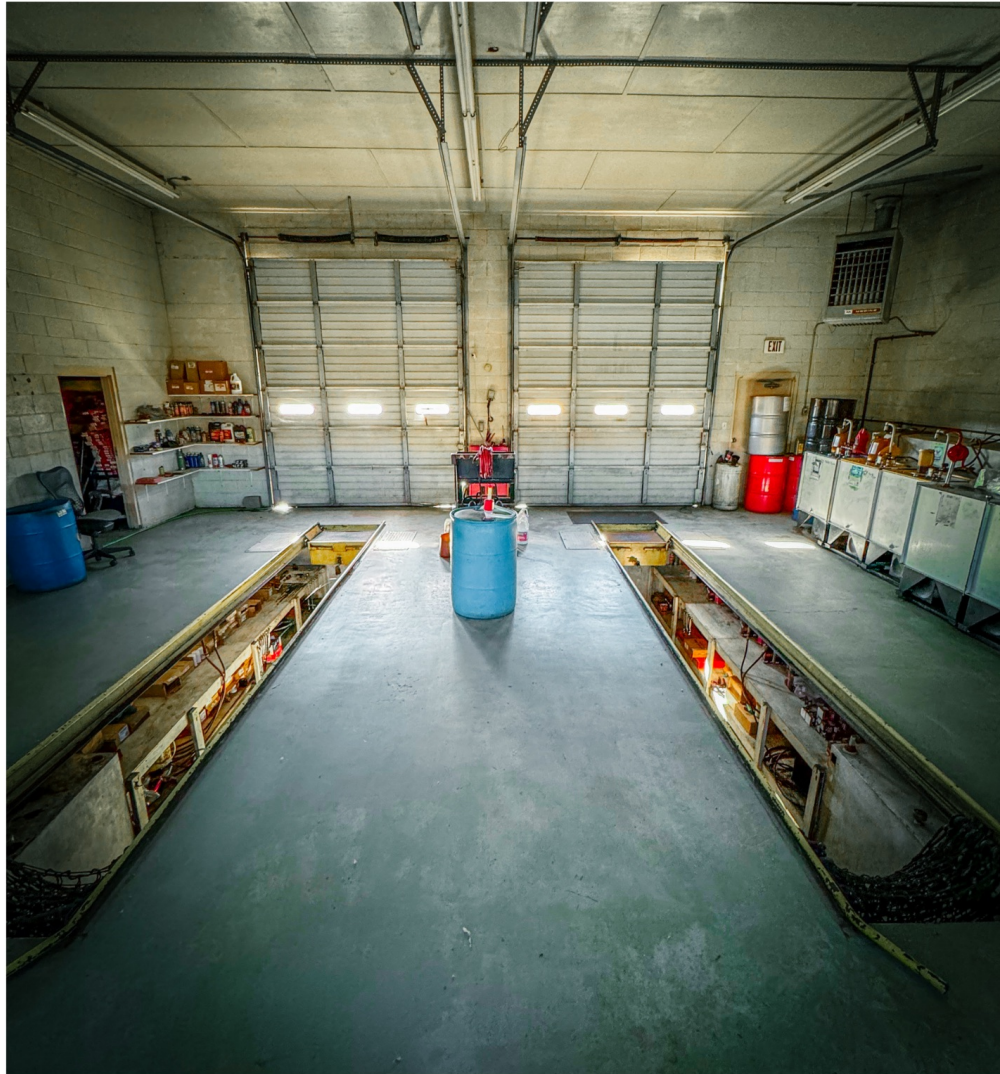
This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.



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# ABOUT MARION

**POPULATION**

**13,624**

**AVG. COMMUTE TIME**

**21**  
MINUTES

**MEDIAN AGE**

**34.8**

**TOP EMPLOYMENT INDUSTRIES**

**HEALTH CARE & SOCIAL ASSISTANCE  
MANUFACTURING  
RETAIL TRADE**

**HOUSEHOLD INCOME**

**\$80,170**

**MEDIAN PROPERTY VALUE**

**\$169,300**