

# Now Available For Lease and Sale

Move-in Ready Surgery Center or  
Medical Office



## 2596 Interstate 55

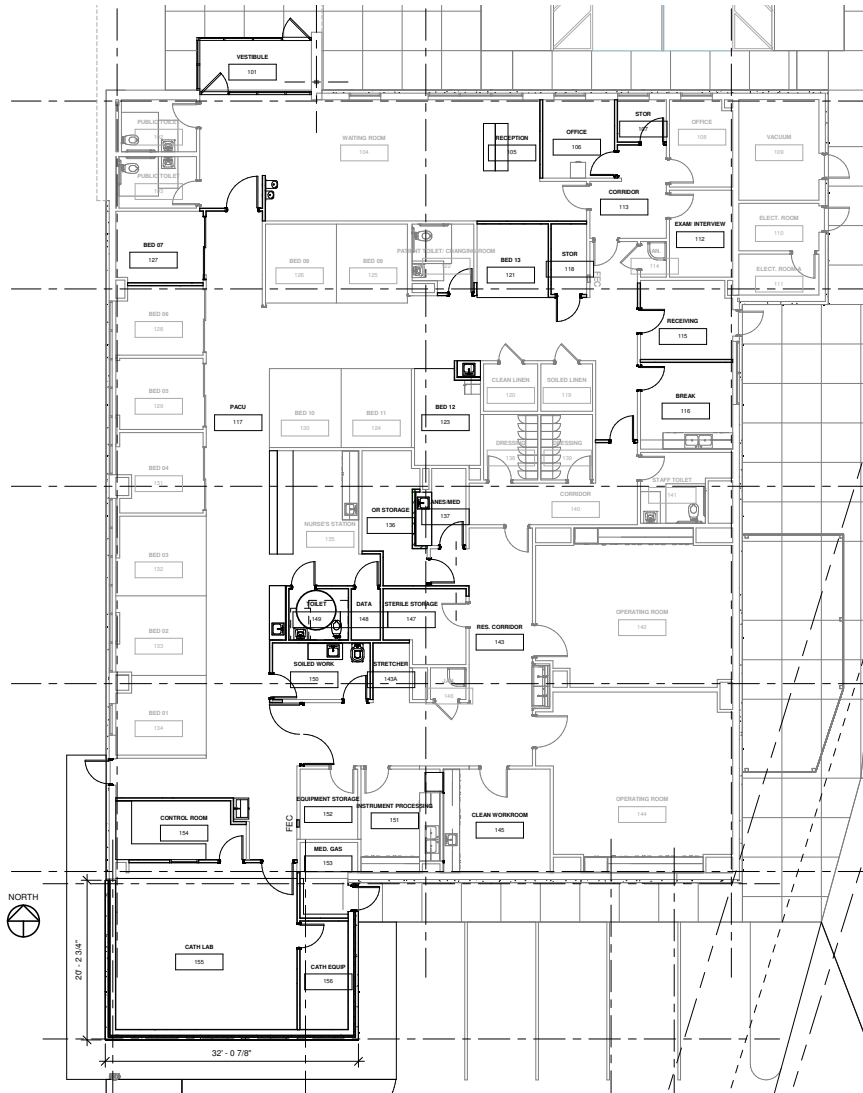
Marion, AR 72364

Ambulatory Surgery Center Offering

**CBRE**

# Property Specifications

## Floor Plan - Current Medical Layout



## For Sale or Lease

Sale Price: \$2,700,000  
Lease Rate: \$20.00 NNN



## 8,297 SF

On-site generator

Suitable for surgery center and other medical use. Ability to utilize existing medical equipment



## 2012

Year Built



## Qualified Accredited Surgery Center

Could be converted for office or retail use



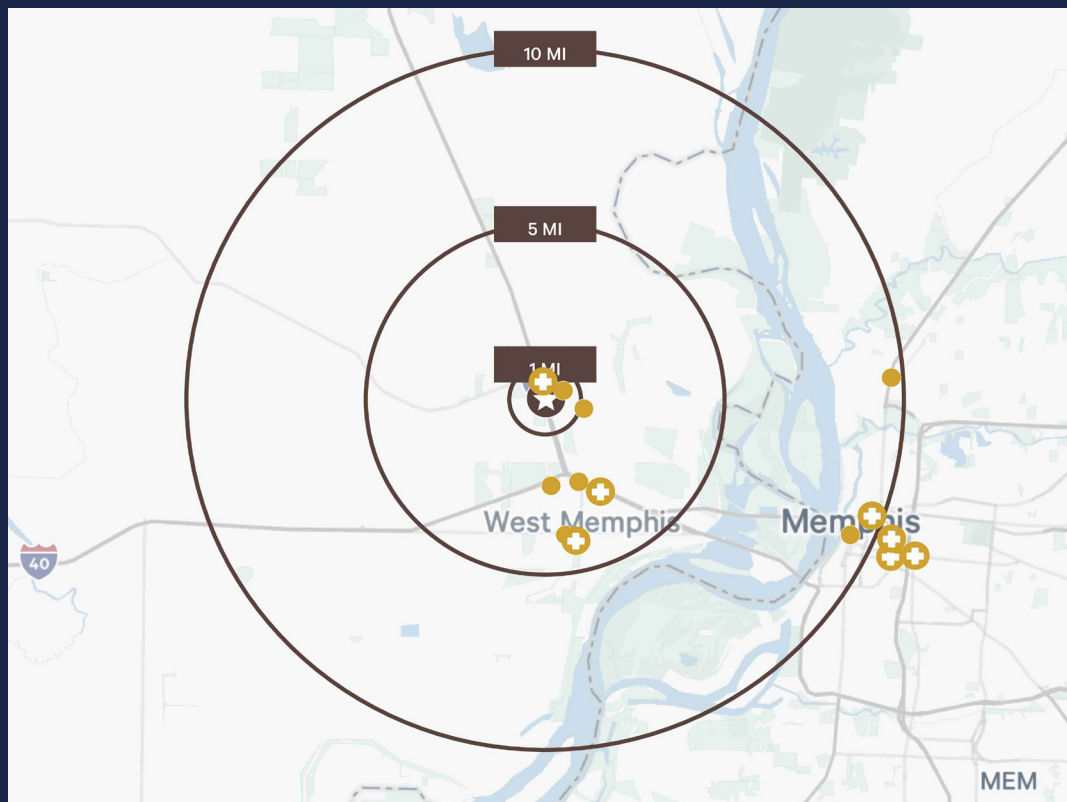
## Ample Parking

4+/1,000 SF  
Room to expand parking area if needed





# Demographics



	1 MILE	5 MILES	10 MILES
<b>MEDICAL DEMOGRAPHICS</b>			
# of Adults with Medical Insurance	4,849	22,723	45,497
# of Adults with Prescription Insurance	1,419	6,877	12,809
# of Adults Doctor Visits in last 12 months	4,585	21,582	43,108
Average Spend on Health Care	\$5,900	\$5,453	\$5,876
<b>AREA DEMOGRAPHICS</b>			
Population	7,725	35,926	71,029
Number of Households	2,653	13,959	31,239
Average Household Income	\$84,562	\$89,771	\$85,182

- Site Location
- Drug Store/Pharmacy
- Area Hospitals
  - Baptist Memorial Hospital - Crittenden
  - St Jude Children's Hospital
  - Regional One Hospital
  - Le Bonheur Children's Hospital
  - Methodist University Hospital
  - Marion Minor Medical
  - Crittenden Memorial Hospital



# 2596 Interstate 55

Marion, AR 72364

## CONTACTS

### **Brand Cook**

Vice President

+1 901 260 1076

[brand.cook@cbre.com](mailto:brand.cook@cbre.com)

### **Adam Stovall**

Associate

+1 901 260 1059

[adam.stovall@cbre.com](mailto:adam.stovall@cbre.com)

The CBRE logo is displayed in a bold, white, sans-serif font.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.