

FOR SALE

📍 2687 AR-77 | Marion, AR 72364



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REAL ESTATE

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OPPORTUNITY OVERVIEW

\$650,000.00 **±2.07 AC** **±1,600 SF**
PRICE LOT SIZE BUILDING SIZE

PROPERTY HIGHLIGHTS

- ✦ Prime commercial property with frontage along State Highway 77 in Marion, AR.
- ✦ Former auto service facility with existing building in place.
- ✦ Excellent visibility to ~13,000 vehicles per day.
- ✦ Situated on over two acres with ample parking and easy accessibility.
- ✦ Strong investment or owner-user opportunity in a growing market.



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INTERIOR

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HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
TRANSPORTATION & WAREHOUSING
Top Employment Industries
for Marion, AR



2.1
Avg. Size
Household



21.8 min.
Avg. Commute Time
for Marion, AR

KEY FACTS

Based on a 10 mile ring of the subject property.



85,696
Total Population



\$181,655
Median Home Value



4,272
Businesses



113,596
Daytime Population



36.8
Median Age



\$35,484
Per Capita Income



\$53,779
Median Household
Income



DEMOGRAPHICS

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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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INVESTMENT CONTACTS

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