

3260 I-55

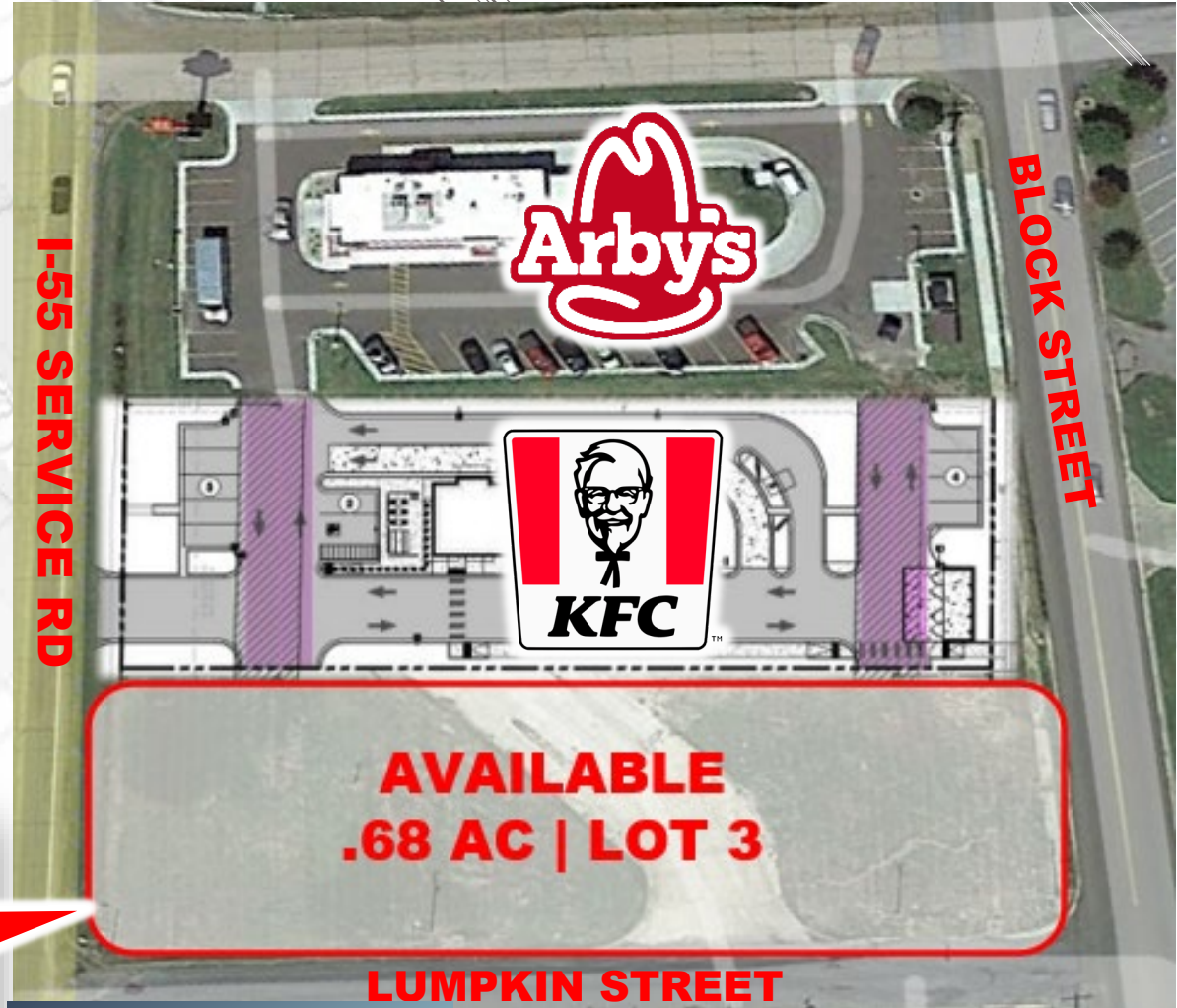
Service Rd. North
Marion, AR 72364

PROPERTY HIGHLIGHTS

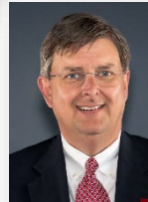
- GROUND LEASE: \$84K/YR
- Approximately 80 FT fronting I-55 Service Rd.
- Adjacent Tenants: Arby's and KFC
- Excellent visibility from I-55
- Traffic Count I-55:
40,000+ Vehicles Daily



GROUND LEASE LOT .68 AC | \$84K



FOR MORE INFORMATION:



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901.230.4265
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GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, TN 38018
901.758.1100
www.GillProp.com

AERIAL Traffic Count | Retail



29,286

12,264

**SITE
3260 I-55
SERVICE RD.**

40,000

L H POLK ST

38,502

MOUND CITY RD

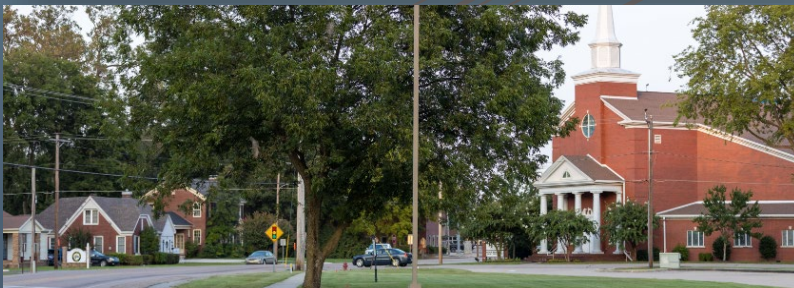
L H POLK ST

MARION

• EST. 1896 •

MARION

ARKANSAS



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GILL
PROPERTIES

**AVAILABLE
.68 AC | LOT 3**

GROUND LEASE AVAILABLE

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	6,642	15,957	31,902
Households	2,550	5,785	11,846
Average Income	\$80,589	\$85,309	\$71,941