

FOR SALE

604 AR 463 SOUTH

Trumann, AR 72472



CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS



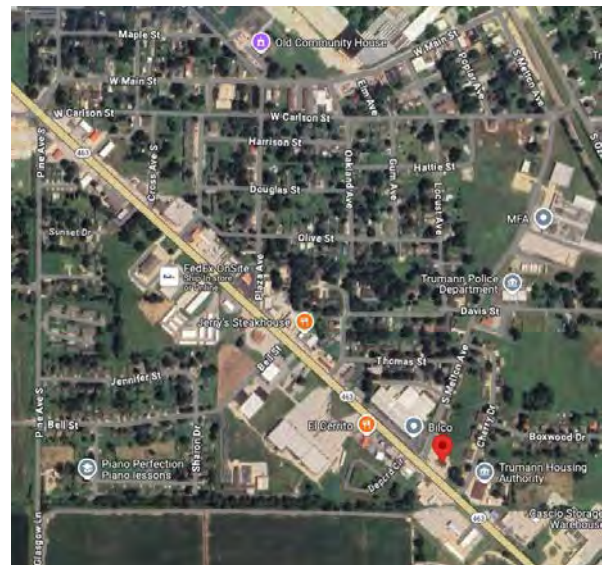
PROPERTY HIGHLIGHTS

Excellent opportunity to own a 0.57 acre corner parcel in Trumann, AR.

PROPERTY SPECS

BUILDING SF	1,568
LAND SF	24,829
YEAR BUILT	1956
PARKING	20 Spaces
TRAFFIC COUNTS	6,066 VPD

SIGNAGE TYPE	Pole Sign
3-MILE (POP.)	7,201
5-MILE (POP.)	8,180
AVG HH. INCOME	\$62,268
SPACE USE	C-Store



JEFF SCHEIDEGGER

Account Manager
+1 314-384-8662
jeff.scheidegger@cushwake.com

JAMES LEWIS

Transaction Manager
+1314-391-2757
james.lewis@cushwake.com

CARSON CLAYBROOK

Senior Vice President, Retail Broker Services
+901-252-6483
cclaybrook@commadv.com

FOR SALE

604 AR 463 SOUTH

Trumann, AR 72472



**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

LEGAL INFORMATION

TAX PARCEL ID	555-02645-0000
2024 RE TAXES	\$2,468.80
ZONING	General Commercial



OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield.

Contact information is below:

JEFF SCHEIDEGGER

Account Manager

+1 314-384-8662

jeff.scheidegger@cushwake.com

JAMES LEWIS

Transaction Manager

+1314-391-2757

james.lewis@cushwake.com

CARSON CLAYBROOK

Senior Vice President, Retail Broker Services

+901-252-6483

cclaybrook@commadv.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.