



FORMER AUTO DEALERSHIP

1450 West Arrow Street, Marshall, Missouri



SALE PRICE: \$1,800,000 | LEASE RATE: \$8/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,360	14,121	14,838
Avg. Household Income	\$76,895	\$79,531	\$81,367

- 18,620 SF Building
- Turn key show room with four private offices (two with private bathrooms)
- Drive-thru body shop for ease of entry and exit
- Separate administrative offices
- Additional attic Storage
- Overhead doors on both ends for ease of entry and exit
- Local industries include: Conagra, Cargill Meat Solutions, Americold Logistics, and more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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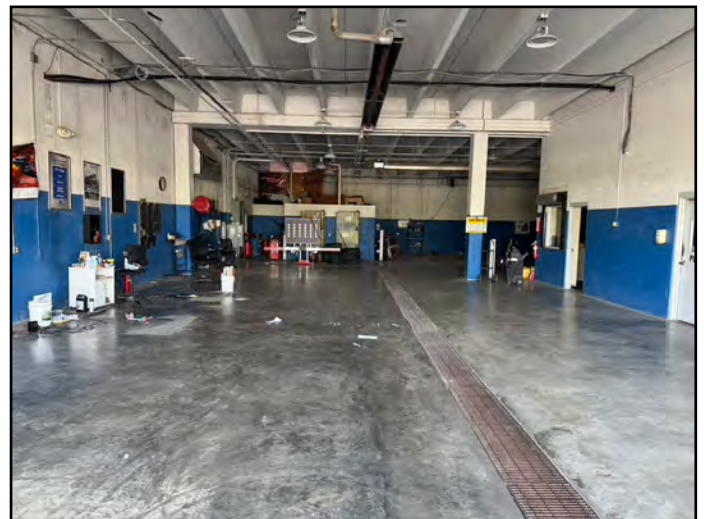
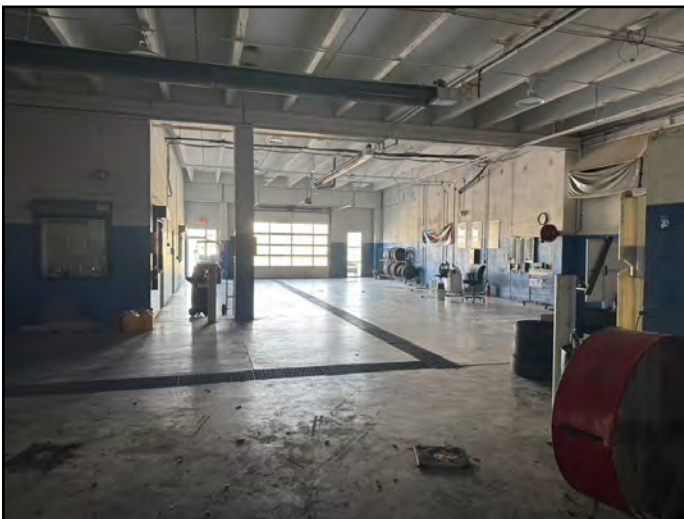
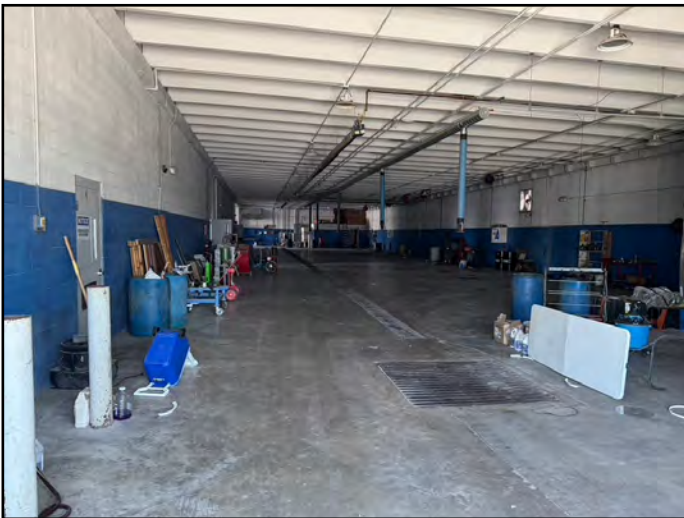
GREG ROBERTS | 816.412.7384 | groberts@blockandco.com

Exclusive Agents

PHOTOS



PHOTOS



DRONE PHOTOS



AERIAL





Former Dodge, Ram, Jeep, Chrysler Dealership

1450 West Arrow Street, Marshall, Missouri

1450 W. Arrow Street Marshall, MO 65340	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,360	14,121	14,838
2030 Projected Population	4,211	13,663	14,380
2020 Census Population	4,292	14,343	15,064
2010 Census Population	4,429	13,567	14,351
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	-0.1%	0.3%	0.2%
2025 Median Age	34.3	32.6	33.2
Households			
2025 Estimated Households	1,661	4,828	5,081
2030 Projected Households	1,588	4,601	4,854
2020 Census Households	1,675	4,853	5,110
2010 Census Households	1,788	4,958	5,234
Projected Annual Growth 2025 to 2030	-0.9%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2025	-0.5%	-0.2%	-0.2%
Race and Ethnicity			
2025 Estimated White	75.4%	72.3%	73.1%
2025 Estimated Black or African American	6.2%	7.8%	7.6%
2025 Estimated Asian or Pacific Islander	2.9%	3.0%	2.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	15.3%	16.6%	16.0%
2025 Estimated Hispanic	14.8%	15.2%	14.8%
Income			
2025 Estimated Average Household Income	\$76,895	\$79,531	\$81,367
2025 Estimated Median Household Income	\$59,070	\$59,046	\$59,759
2025 Estimated Per Capita Income	\$29,434	\$27,848	\$28,514
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	8.5%	7.1%	6.8%
2025 Estimated Some High School (Grade Level 9 to 11)	6.9%	5.6%	5.8%
2025 Estimated High School Graduate	30.3%	29.7%	30.0%
2025 Estimated Some College	20.3%	21.3%	21.1%
2025 Estimated Associates Degree Only	7.4%	5.5%	5.4%
2025 Estimated Bachelors Degree Only	17.8%	19.6%	19.7%
2025 Estimated Graduate Degree	8.8%	11.2%	11.1%
Business			
2025 Estimated Total Businesses	207	411	412
2025 Estimated Total Employees	1,965	5,242	5,267
2025 Estimated Employee Population per Business	9.5	12.7	12.8
2025 Estimated Residential Population per Business	21.1	34.3	36.0

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