



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

## 604 AR 463 South Trumann, AR

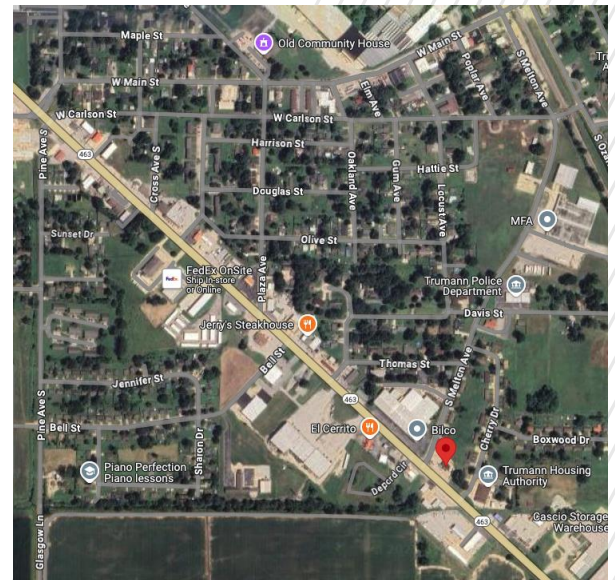


### PROPERTY HIGHLIGHTS

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

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

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



**JEFF SCHEIDEGGER**  
Account Manager  
+1 314-384-8662  
[jeff.scheidegger@cushwake.com](mailto:jeff.scheidegger@cushwake.com)

**JAMES LEWIS**  
Transaction Manager  
+1 314-391-2757  
[james.lewis@cushwake.com](mailto:james.lewis@cushwake.com)

**Carson Claybrook**  
Senior Vice President  
+1 901 252 6483  
[cclaybrook@commadv.com](mailto:cclaybrook@commadv.com)

## 604 AR 463 South Trumann, AR



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	555-02645-0000
<b>2024 RE TAXES</b>	\$2,468.80
<b>ZONING</b>	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](mailto:jeff.scheidegger@cushwake.com)

**JAMES LEWIS**  
Transaction Manager  
+1 314-391-2757  
[james.lewis@cushwake.com](mailto:james.lewis@cushwake.com)

**Carson Claybrook**  
Senior Vice President  
+1 901 252 6483  
[cclaybrook@commadv.com](mailto:cclaybrook@commadv.com)