



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:

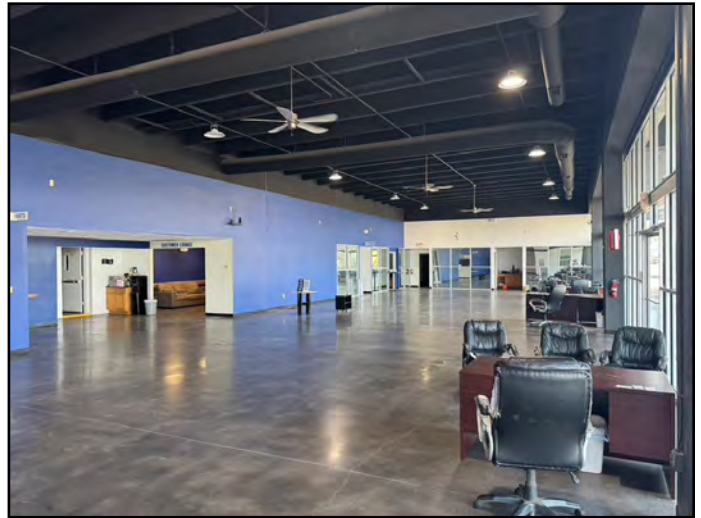
Exclusive Agents

JOSH ROTHSCHILD | 816.412.7303 | jrothschild@blockandco.com

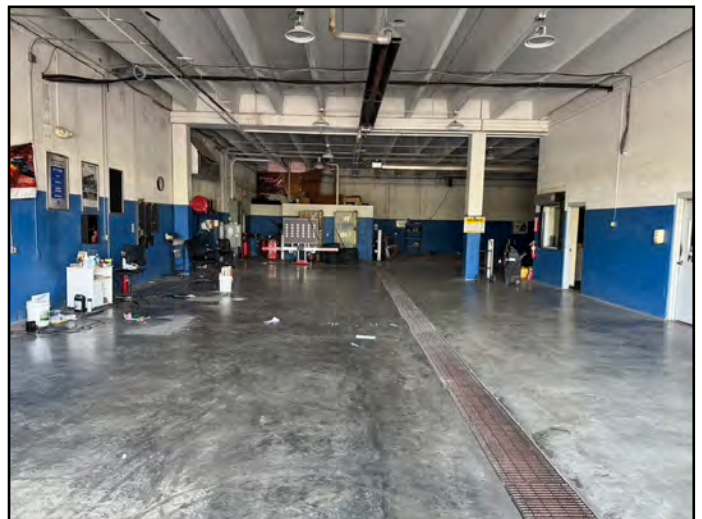
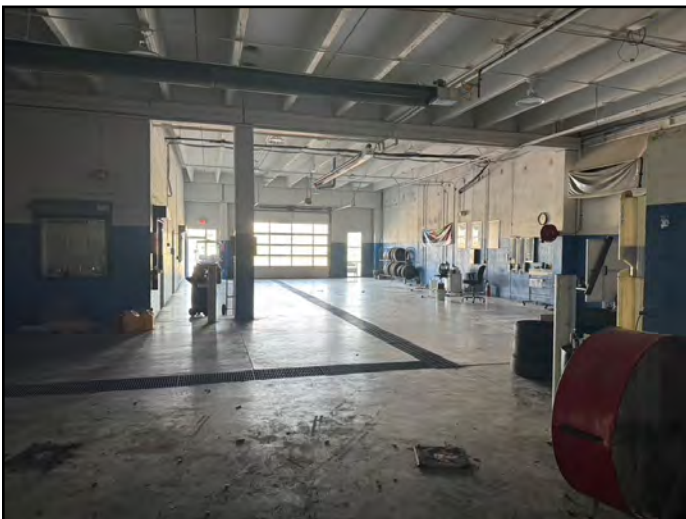
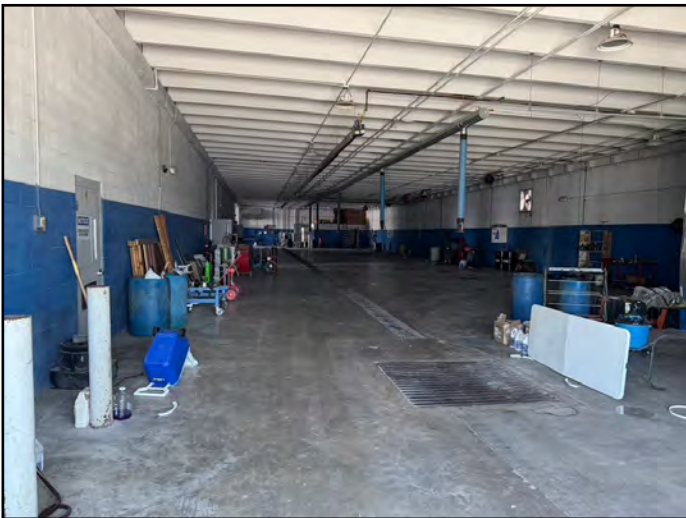
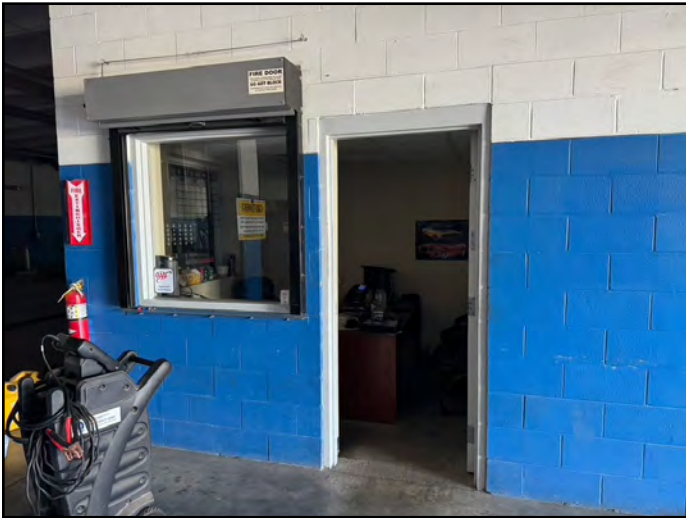
GREG ROBERTS | 816.412.7384 | groberts@blockandco.com



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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