

# Shops of Angelo's Grove

303 Bancario Road • Marion, AR



The Shops of Angelo's Grove is a 26,704 square-foot retail center located just west of the intersection of Highway 55 and Highway 64 in fast-growing Marion, Arkansas. This location offers great potential for medical/retail offices that would benefit from excellent demographics and nearby residential traffic.

## BUILDING AMENITIES

- 1,300 SF
- Well-maintained "like new" center
- High interstate visibility
- Professionally managed
- 13,000 VPD (vehicles per day)
- 22 hotels nearby
- 30,000 residential population in nearby area

2024 Summary	1 mile	3 miles	5 miles
Population	5,066	14,885	29,275
Households	1,931	5,342	11,087
Average Household Income	\$78,915	\$85,152	\$74,801
Median Household Income	\$62,328	\$71,474	\$58,779

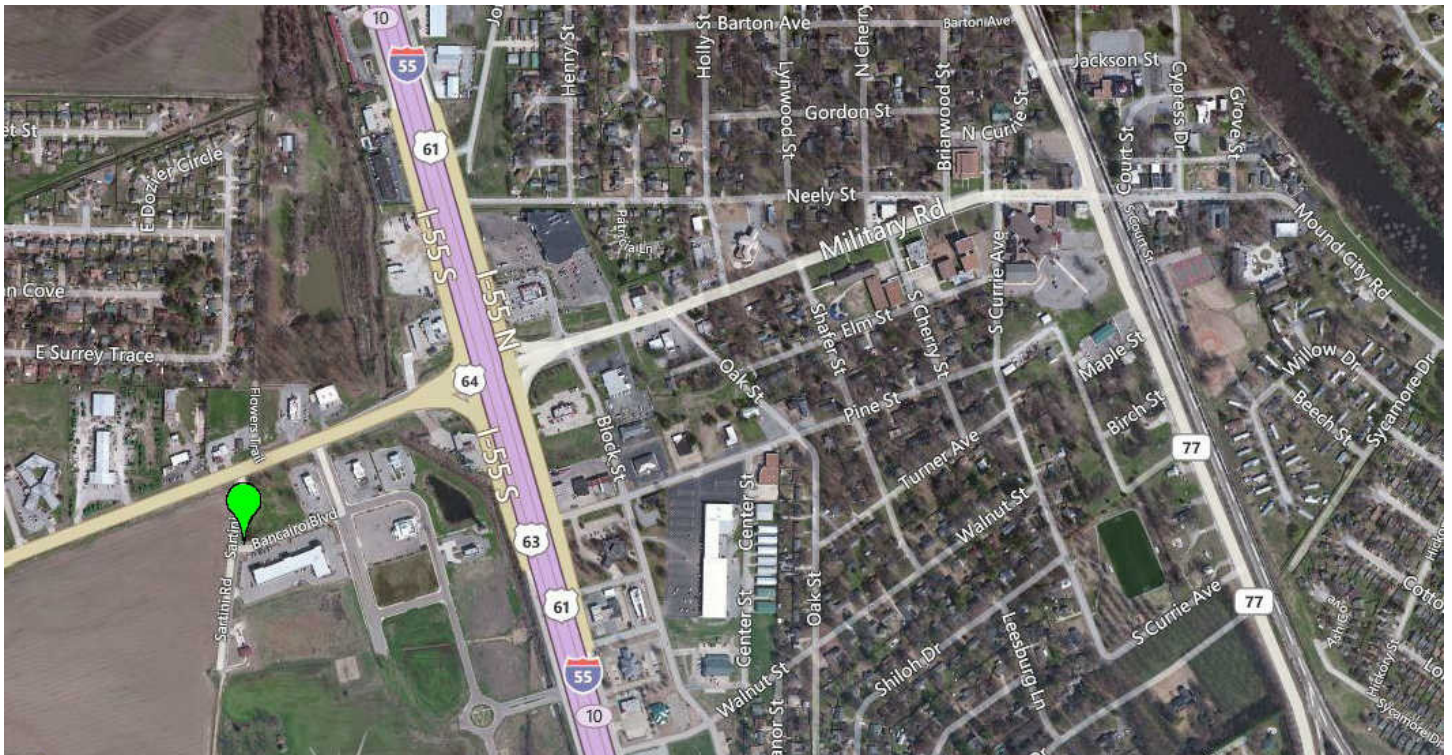
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