

FOR LEASE ENDCAP SPACE

3016 S Western Ave, Marion, IN



Endcap For Lease / 3016 S. Western Avenue

**WE ARE
THE CENTER
OF RETAIL**



Bill French / Executive Director / bill.french@cushwake.com / +1 317 639 0430

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PROPERTY HIGHLIGHTS

RETAIL SPACE

2,046 SF Endcap
2,640 SF Storage Unit

RENT

\$14/SF
\$12/SF

SALE

May be purchased

NEIGHBORING TENANTS

Walmart Supercenter, Goodwill, Dollar Tree, Big R, Lowe's, & Walgreens

COMMENTS

- Excellent visibility
- Easy access
- Traffic count of 24,007 vehicles per day
- Solid daytime population
- Great location adjacent to Walmart in the middle of retail activity
- Near Indiana Wesleyan University with current enrollment of 2,236

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

5 Minute	10,280	\$59,761	10,200
10 Minute	19,653	\$68,511	21,032
15 Minute	28,852	\$74,261	26,524

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Site Plan



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