FOR LEASE ENDCAP SPACE

3016 S Western Ave, Marion, IN



Endcap For Lease / 3016 S. Western Avenue

WE ARE THE CENTER OF RETAIL



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PROPERTY HIGHLIGHTS

	RETAIL SPACE	RENT	SALE
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2,046 SF Endcap \$14/SF May be purchased 2,640 SF Storage Unit \$12/SF

NEIGHBORING TENANTS

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

COMMENTS

- Excellent visibility
- Easy access
- Traffic count of 24,007 verhicles 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

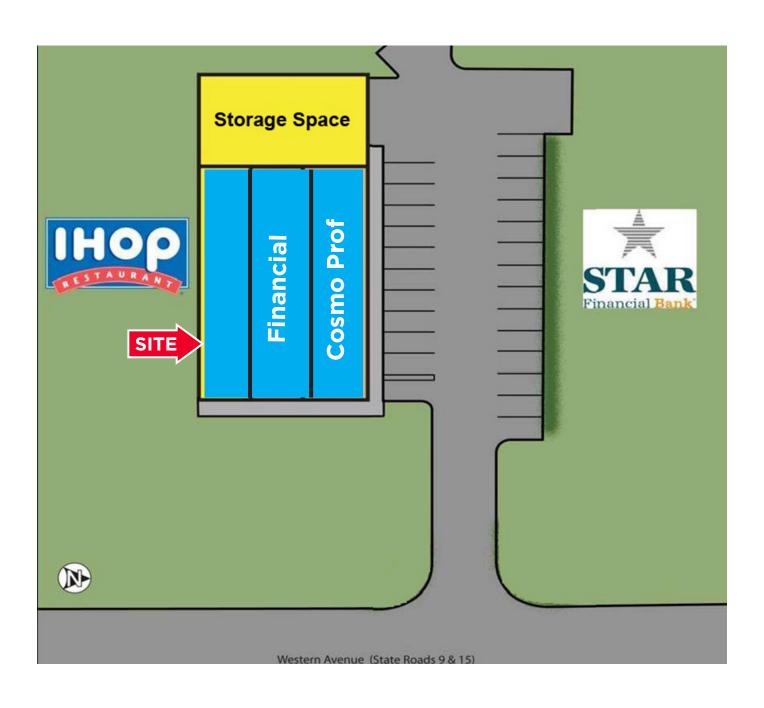
NEIGHBORHOOD DEMOGRAPHICS

	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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