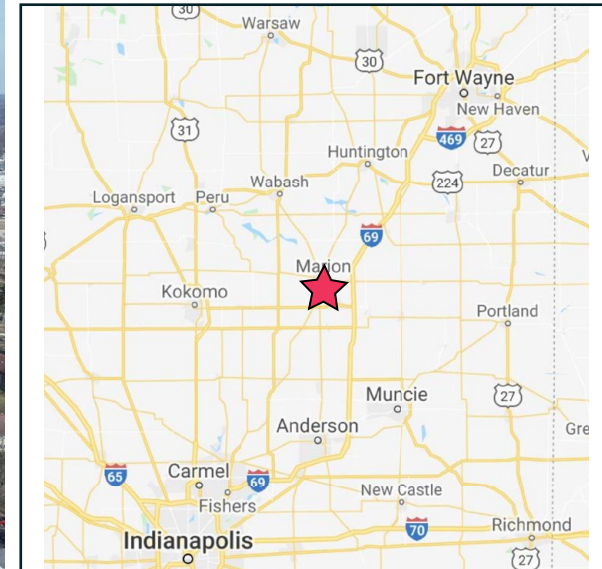


0.2-0.574 AC COMMERCIAL LOTS AVAILABLE

ACCESS TO HIGHEST TRAFFIC INTERSECTION IN GRANT COUNTY

FOR SALE, GROUND LEASE OR BTS



PROPERTY HIGHLIGHTS:

- Join relocating new construction McDonalds at the highest traffic intersection in Marion, Indiana
- Site has access and visibility to over 35,000 cars per day along the markets main retail corridor
- Marion has a 10 mile county seat trade area draw with over 75,000 in population
- Located minutes from Indiana Wesleyan with over
- Flexible parcel sizes from .2 AC to .574 AC Available

DEMOGRAPHICS	3 mile	5 mile	10 mile
Population	25,071	43,524	60,829
Households	9,493	17,483	24,351
Average HH Incomes	\$47,176	\$52,735	\$57,443
Employees	16,348	24,448	29,555

**FOR SALE, GROUND LEASE
OR BTS**

3747 S Western Ave, Marion, IN 46953

CONTACT: John Holloway
E: John@VeritasRealty.com
T: 317-472-1800



0.2-0.574 ACRE COMMERCIAL LOTS

FOR SALE, GROUND LEASE OR BTS

SITE
OVERVIEW



0.2-0.574 ACRE COMMERCIAL LOTS

FOR SALE, GROUND LEASE OR BTS

SITE
OVERVIEW



0.2-0.574 ACRE COMMERCIAL LOTS

FOR SALE, GROUND LEASE OR BTS

SITE
OVERVIEW



DEMOGRAPHICS	1 mile	3 mile	5 mile	10 mile
Population	6,231	25,071	43,524	60,829
Households	1,711	9,493	17,483	24,351
Average HH Incomes	\$46,873	\$47,176	\$52,735	\$57,443
Employees	4,714	16,348	24,448	29,555

CHAINLINKS
RETAIL ADVISORS

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

CONTACT:

John Holloway

T: 317-472-1800

E: John@VeritasRealty.com

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