

Prime Retail Space: Marion Crossing Fully Occupied

3248 S Western Ave, Marion, IN 46953

Project Overview

Site Plan

Aerial Market



Property Highlights:

- 7,440 SF outlot retail shops building (complete 2014); fully occupied with Verizon, Great Clips, GNC, H & R Block, and Manpower
- Located at entrance in front of +/-220,000 SF Wal-Mart Supercenter
- Highly Visible & Easily Accessible to SR 9 / Western Ave (28,740 cars per day)
- Large trade area with regional drawing power
- Marion is the county seat of Grant County
- Nearby retailers include Wal-Mart Supercenter, Lowe's, Hobby Lobby, Kohls, Meijer and more



Demographics	1 mile	3 mile	5 mile
Estimated Population	5,934	27,472	42,088
Est. Households	1,665	10,660	16,940
Est. Avg. HH Income	\$34,310	\$43,973	\$48,305
Traffic Counts			
S Western Ave	28,740 ADT		

FOR MORE INFORMATION
PLEASE CONTACT:

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SITE
PLAN



Suite	Tenant	Size	Width
A	GNC	974 SF	16'
B	MANPOWER	1,066 SF	18'
C	H & R BLOCK	1,800 SF	30'
D	GREAT CLIPS	1,200 SF	20'
E	VERIZON	2,400 SF	40'
Total GLA:		7,440 SF	
Parking:		44 spaces	
Parking Ratio:		6 spaces / 1,000 SF	

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