

# 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:

Seth Biggerstaff  
T: 317-472-1800  
E: Seth@VeritasRealty.com

Jamison Downs  
T: 317-472-1800  
E: Jamison@VeritasRealty.com

**VR** VERITAS  
REALTY  
A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS

# Prime Retail Space: Marion Crossing

## Fully Occupied

3248 S Western Ave, Marion, IN 46953

Project Overview

Site Plan

Aerial Market

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'
<b>Total GLA:</b>		<b>7,440 SF</b>	
<b>Parking:</b>		<b>44 spaces</b>	
<b>Parking Ratio:</b>		<b>6 spaces / 1,000 SF</b>	

FOR MORE INFORMATION  
PLEASE CONTACT:

Seth Biggerstaff

T: 317-472-1800

E: Seth@VeritasRealty.com

Jamison Downs

T: 317-472-1800

E: Jamison@VeritasRealty.com





# Prime Retail Space: Marion Crossing Fully Occupied

3248 S Western Ave, Marion, IN 46953

Project Overview

Site Plan

Aerial Market



FOR MORE INFORMATION  
PLEASE CONTACT:

Seth Biggerstaff  
T: 317-472-1800  
E: Seth@VeritasRealty.com

Jamison Downs  
T: 317-472-1800  
E: Jamison@VeritasRealty.com

