

# Marion Crossing

Construction Complete January 2014  
GLA: 7,440 SF

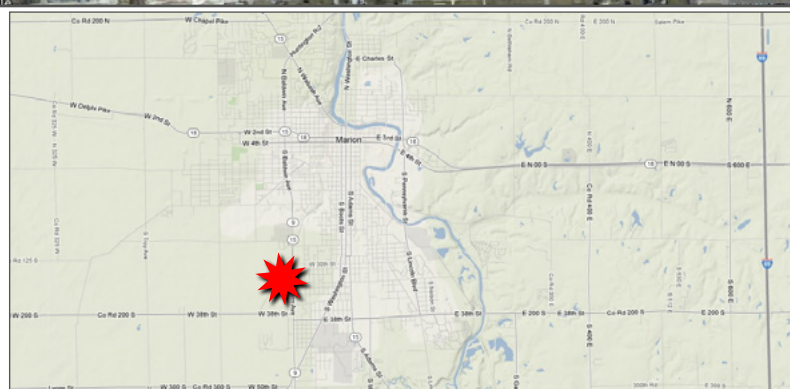
**Fully Leased**

3248 S Western Ave, Marion, IN 46953



## Property Highlights:

- 7,440 SF outlot retail shops building (January 2014 completion); Join Verizon Wireless, Great Clips, Manpower and H & R Block
- 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	6,437	29,354	44,678
Est. Households	1,859	11,306	17,846
Est. Avg. HH Income	\$36,764	\$39,298	\$43,137
Traffic Counts			
S Western Ave	28,740 ADT		

For more information contact:

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SITE PLAN



**9 15 S Western Ave (28,740 ADT)**

Suite	Tenant	Width	Depth	Size
A	GNC	16	60	974 SF
B	MANPOWER	18	60	1,066 SF
C	H & R BLOCK	30	60	1,800 SF
D	GREAT CLIPS	20	60	1,200 SF
E	VERIZON WIRELESS	40	60	2,400 SF
TOTAL GLA		124'	60'	7,440 SF



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