

# WALMART ANCHORED OUTLOT

Drive-Thru, Endcap & Freestanding Opportunities  
Available for BTS or Ground Lease | 1.34 Acres




VERITAS  
REALTY

3148 S Western Ave, Marion, Indiana 46953



## PROPERTY HIGHLIGHTS:

- Best outlot in Grant County with a 15-mile trade area draw with a population of 75,735
- Signalized intersection with Walmart, Starbucks, Taco Bell, O'reilly, Cato, AT&T, Dollar Tree and more
- Prime visibility and access to Western Ave with 25,553 cars per day creating the strongest retail corridor in the county
- Minutes away from Indiana Wesleyan, Marion High School and the area's largest employers.

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	5,479	27,497	41,513
Households:	1,944	10,848	16,121
Avg. HH Income:	\$44,264	\$52,276	\$59,107
Daytime Pop:	7,020	30,487	39,794

CHAINLINKS  
RETAIL ADVISORS

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**BTS OR  
GROUND LEASE**

[www.VeritasRealty.com](http://www.VeritasRealty.com)



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## MARKET AERIAL

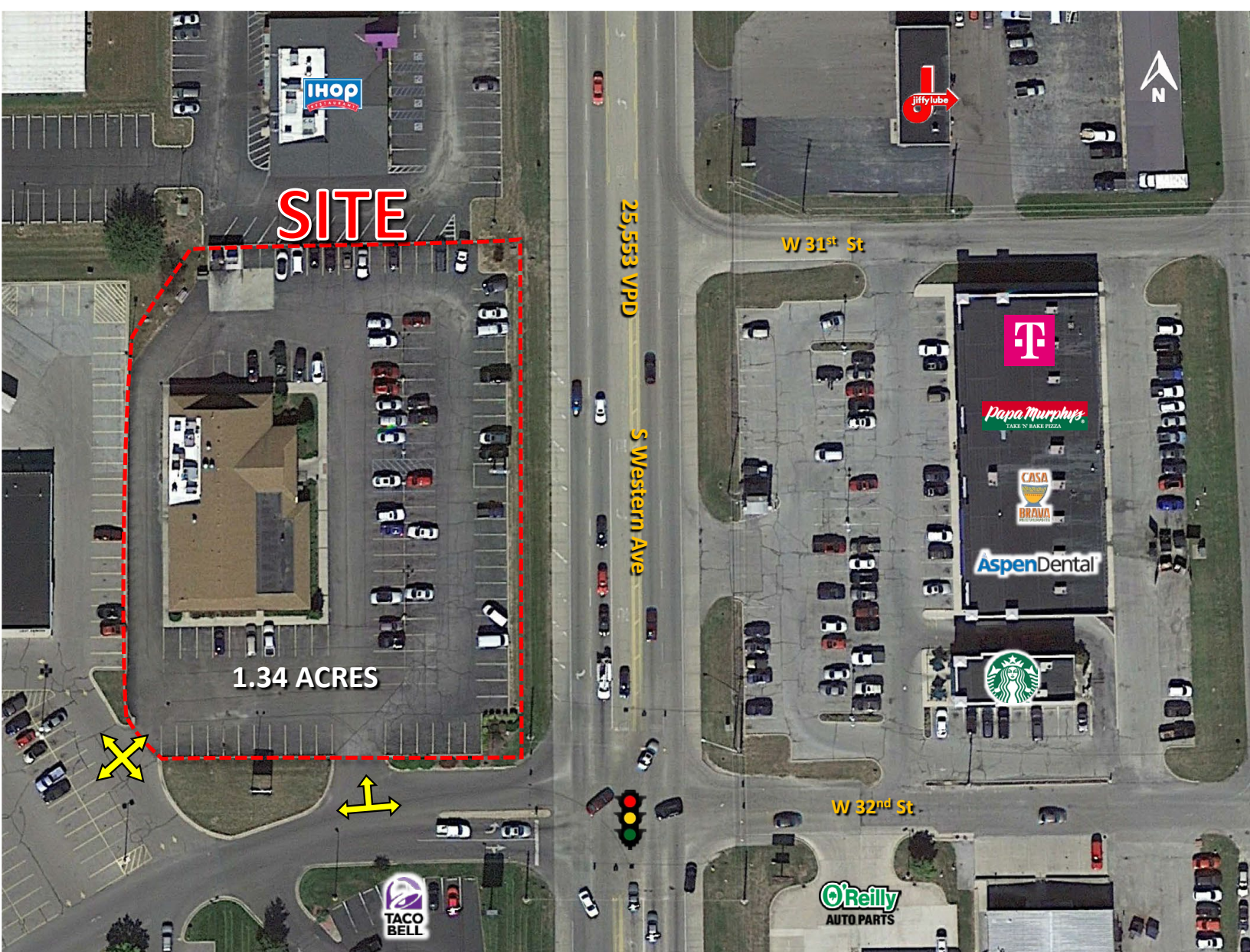




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SITE  
AERIAL





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AERIAL  
WEST





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MARKET  
AERIAL

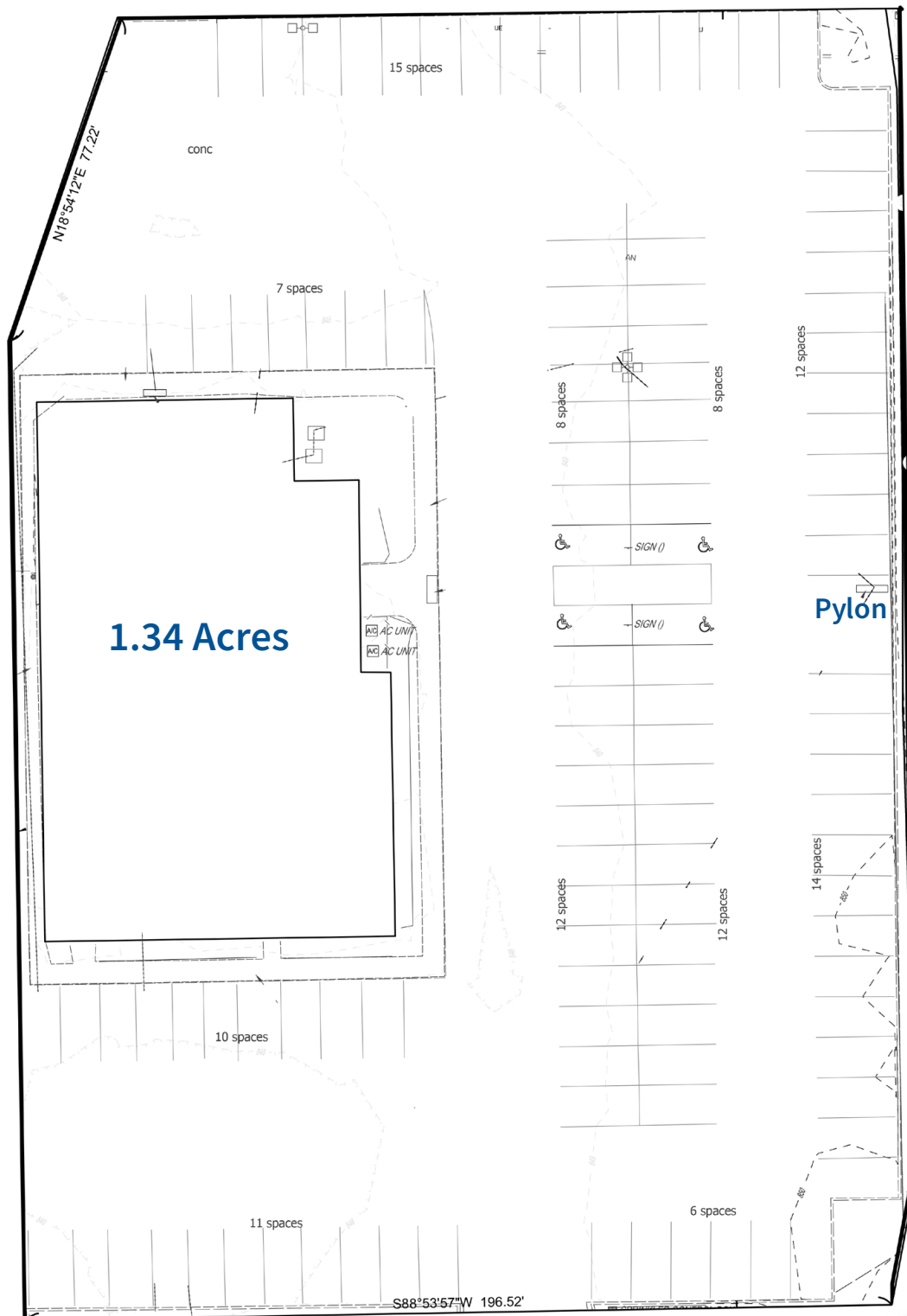




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SITE  
SURVEY



S Western Ave

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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.

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