

# PREMIER OUTLOT, WALMART ANCHORED

## AVAILABLE: 1.34 Acres

VERITAS  
REALTY



3148 S. Western Ave., Marion, IN 46953

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## PROPERTY OVERVIEW

### PROPERTY HIGHLIGHTS:

- Best outlot in Grant County with a 15-mile trade area draw with a population of 75,735
- Signalized intersection with Walmart, Taco Bell, Starbucks, Aspen Dental, O'Reilly Auto Parts and more
- Prime visibility and access to Western Ave with 25,553 cars per day creating the strongest retail corridor in the county
- Centrally located in county seat, minutes away from Indiana Wesleyan, Marion High School, and the area's largest employers



DEMOGRAPHICS	 3 MILE	 5 MILE	 10 MILE
Population:	28,571	42,278	58,844
Households:	10,893	16,921	23,902
Avg. HH Income:	\$63,829	\$71,922	\$77,287
Daytime Pop:	30,540	39,788	49,717



# PREMIER OUTLOT, WALMART ANCHORED

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MARKET  
AERIAL





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SITE  
AERIAL





# PREMIER OUTLOT, WALMART ANCHORED

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AERIAL  
WEST





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MARKET  
AERIAL

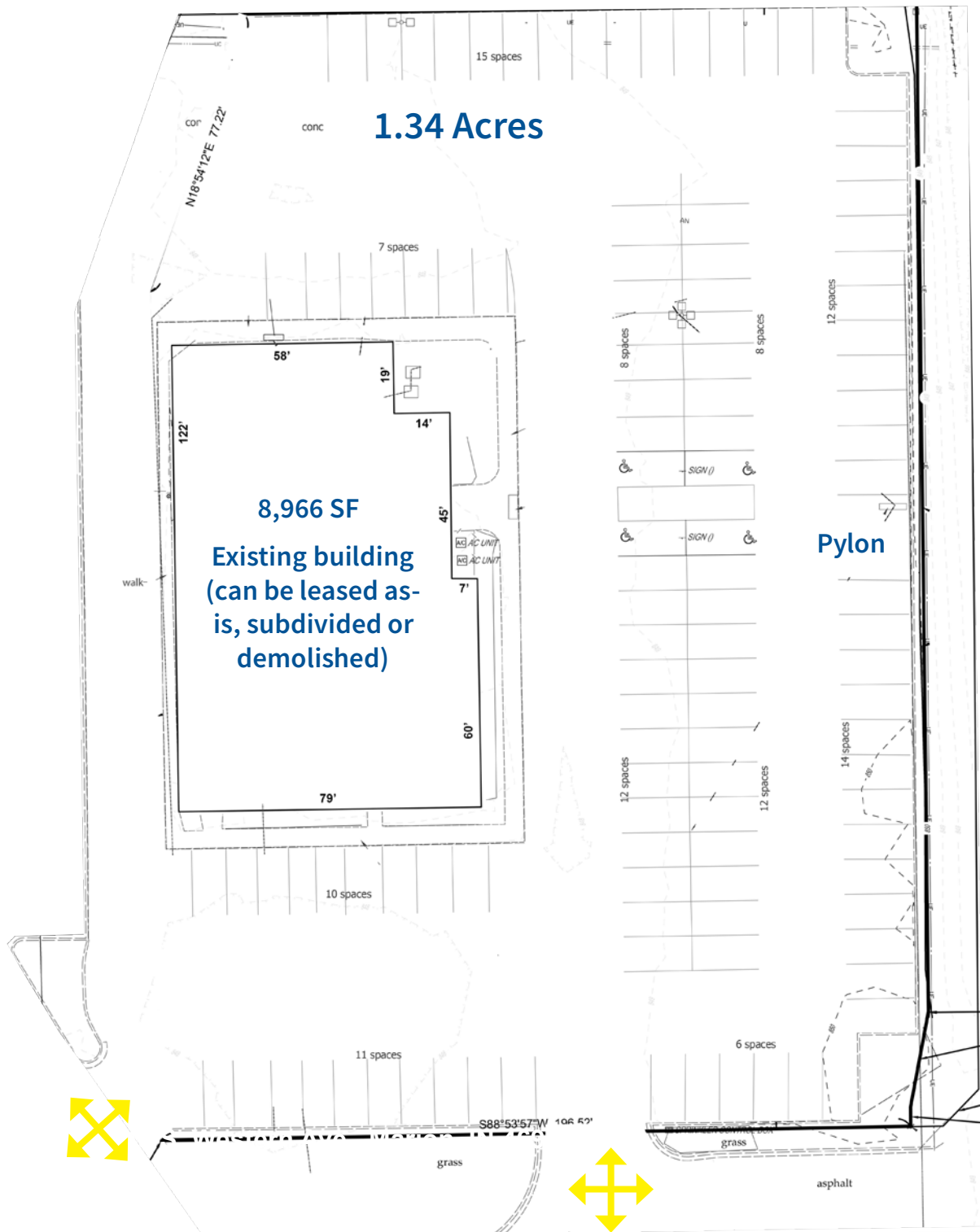




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SITE  
SURVEY



S Western Ave 25,553 VPD

Pylon

CHAINLINKS  
RETAIL ADVISORS

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