

FOR SALE – 0.654 AC  
MARION, INDIANA

\$ 435,000

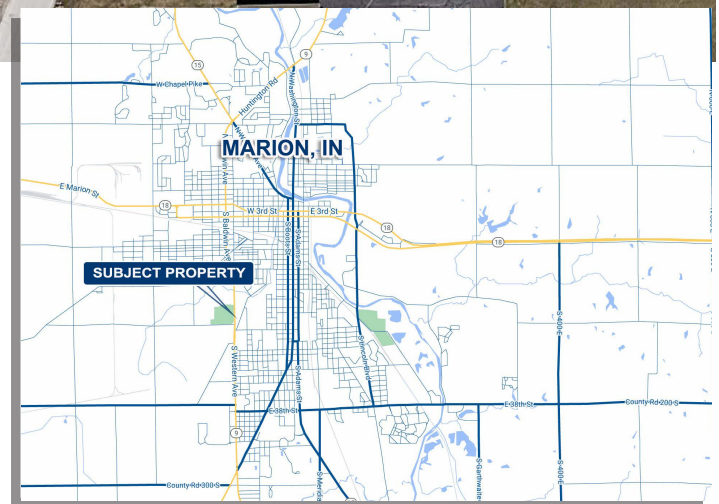
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2447 S WESTERN AVE, MARION, IN



### PROPERTY HIGHLIGHTS:

- Located in Marion, IN's busiest retail corridor and surrounded by national tenants such as Walmart, Lowe's, Walgreens, Culver's, Burger King, Popeye's, Taco Bell, Verizon, AT&T, O'Reilly, Advance Auto Parts, and many more.
- The site is 0.654 acres and ready for redevelopment.
- Visible and accessible to nearly 30,000 vehicles per day along South Western Ave.
- The site is adjacent to Marion High School, which has over 1,000 students.



CONTACT:

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FOR  
SALE

www.VeritasRealty.com

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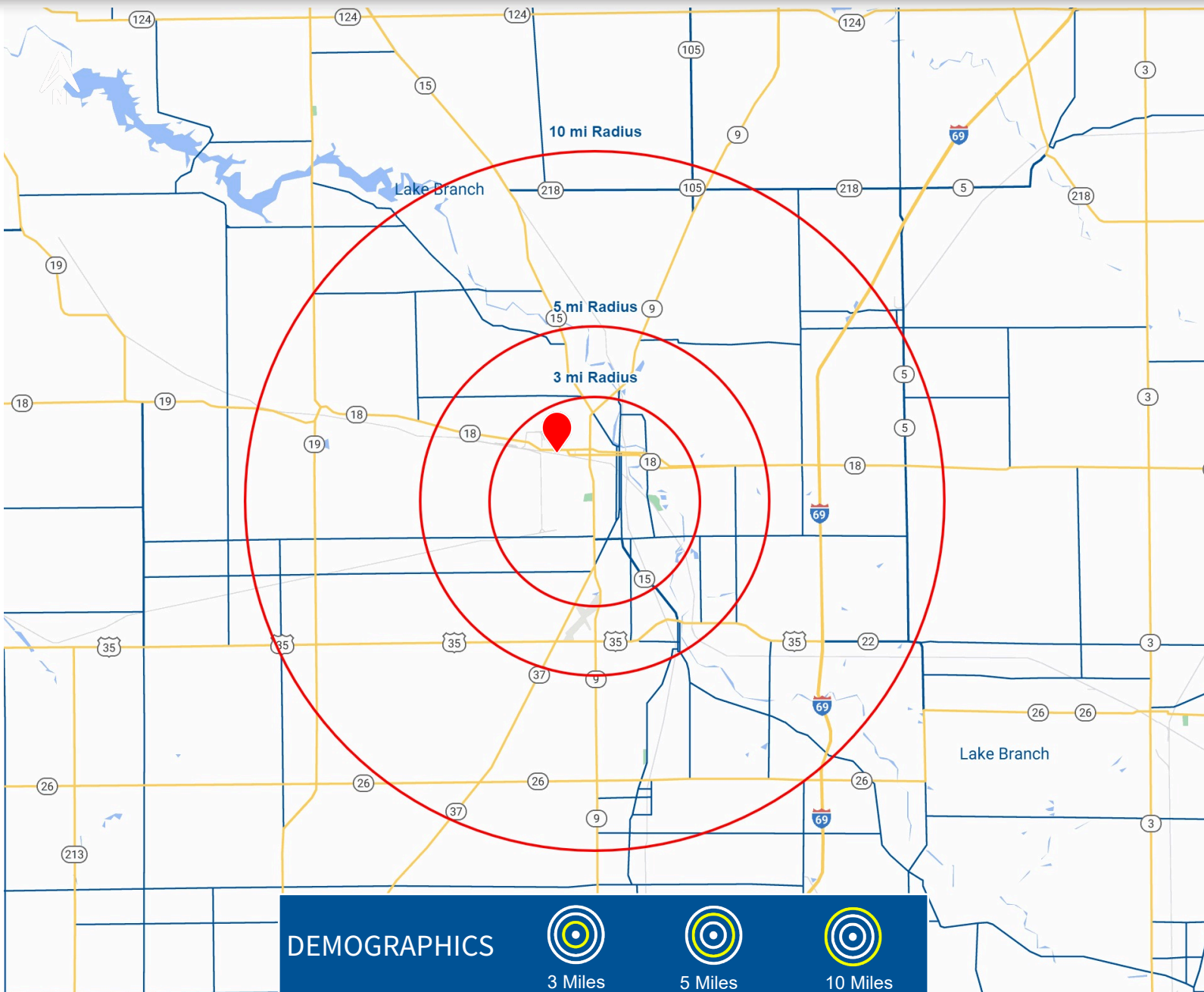
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MARKET AERIAL

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	 3 Miles	 5 Miles	 10 Miles
Population:	29,752	39,627	58,008
Households:	11,932	16,104	23,625
Avg. HH Income:	\$44,241	\$48,614	\$52,408

**CHAINLINKS**  
RETAIL ADVISORS

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