For Lease | 974 SF Vanilla Box
Anchored by Walmart

SITE OVERVIEW



3248 S Western Ave, Marion, IN 46953



PROPERTY HIGHLIGHTS:

- 974 SF Vanilla Box
- Anchored by Walmart and surrounded by national retailers including Meijer, Texas Roadhouse, Kohl's, Hobby Lobby, and more
- Conveniently located just minutes from Indiana Wesleyan University with approximately 3,270 students enrolled at the Marion campus
- Strong regional draw with Walmart generating a retail trade area extending 30+ minutes

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population:	27,481	42,584	59,109
Households:	10,694	17,143	23,944
Avg. HH Income:	$60,724	$68,293	$76,012
Employees:	26,304	35,129	43,957

VERITAS REALTY

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ZOOM IN
AERIAL

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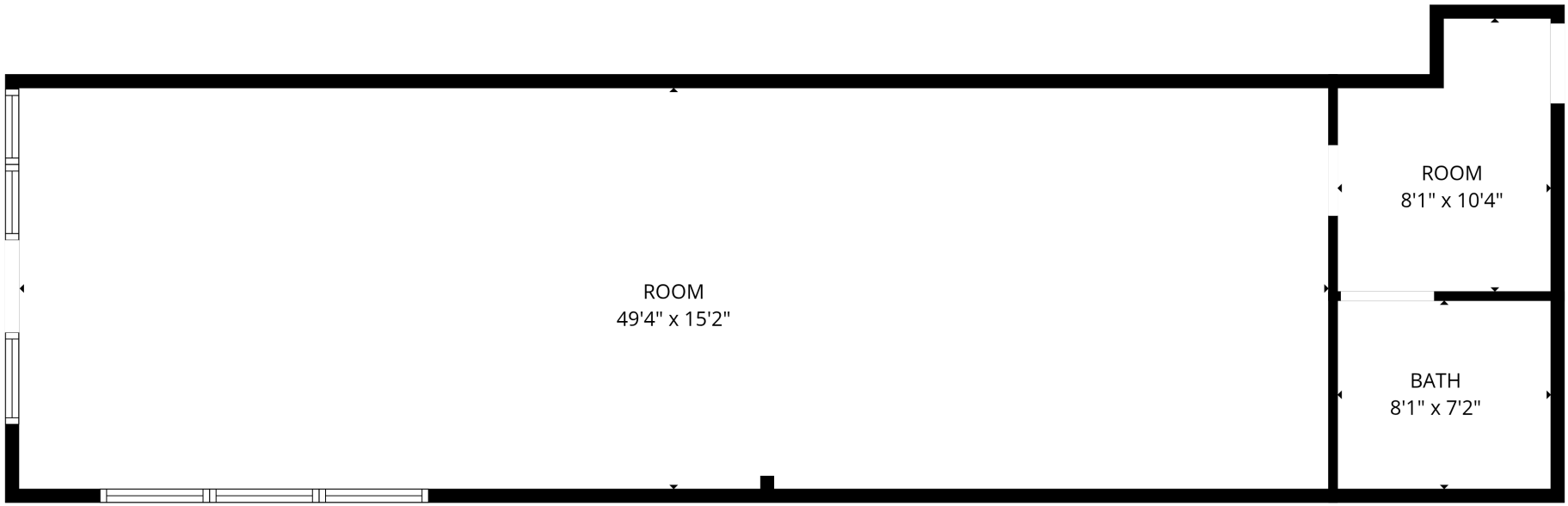


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SPACE PLAN

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INTERIOR PHOTOS









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