

Marion, IN Properties Available for Ground Lease or BTS on Western Ave.

1.72 Acres at 3601 S Western Ave., Marion, IN 46953

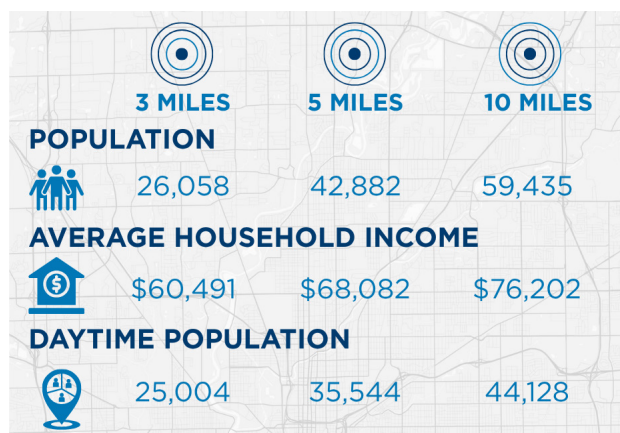
0.91 Acres at 3823 S Western Ave., Marion, IN 46953

1.40 Acres at 4400 S Western Ave., Marion, IN 46953



PROPERTY HIGHLIGHTS:

- Three separate opportunities for lease or build-to-suit along the primary retail corridor between Walmart and Meijer
- Marion is home to Indiana Wesleyan University, James Dean, and an MSA population of 65,000 people
- These locations are situated along S. Western Ave., highly trafficked with over 25,000 VPD, and full access
- Nearby retailers include: Walmart, Lowe's, Hobby Lobby, Meijer, Kohl's, T.J. Maxx, and numerous national restaurants including newly opened, Dutch Brothers
- Major industries in Marion consist of healthcare, manufacturing, education, and logistics/distribution



**FOR
LEASE**

Marion, IN 46953

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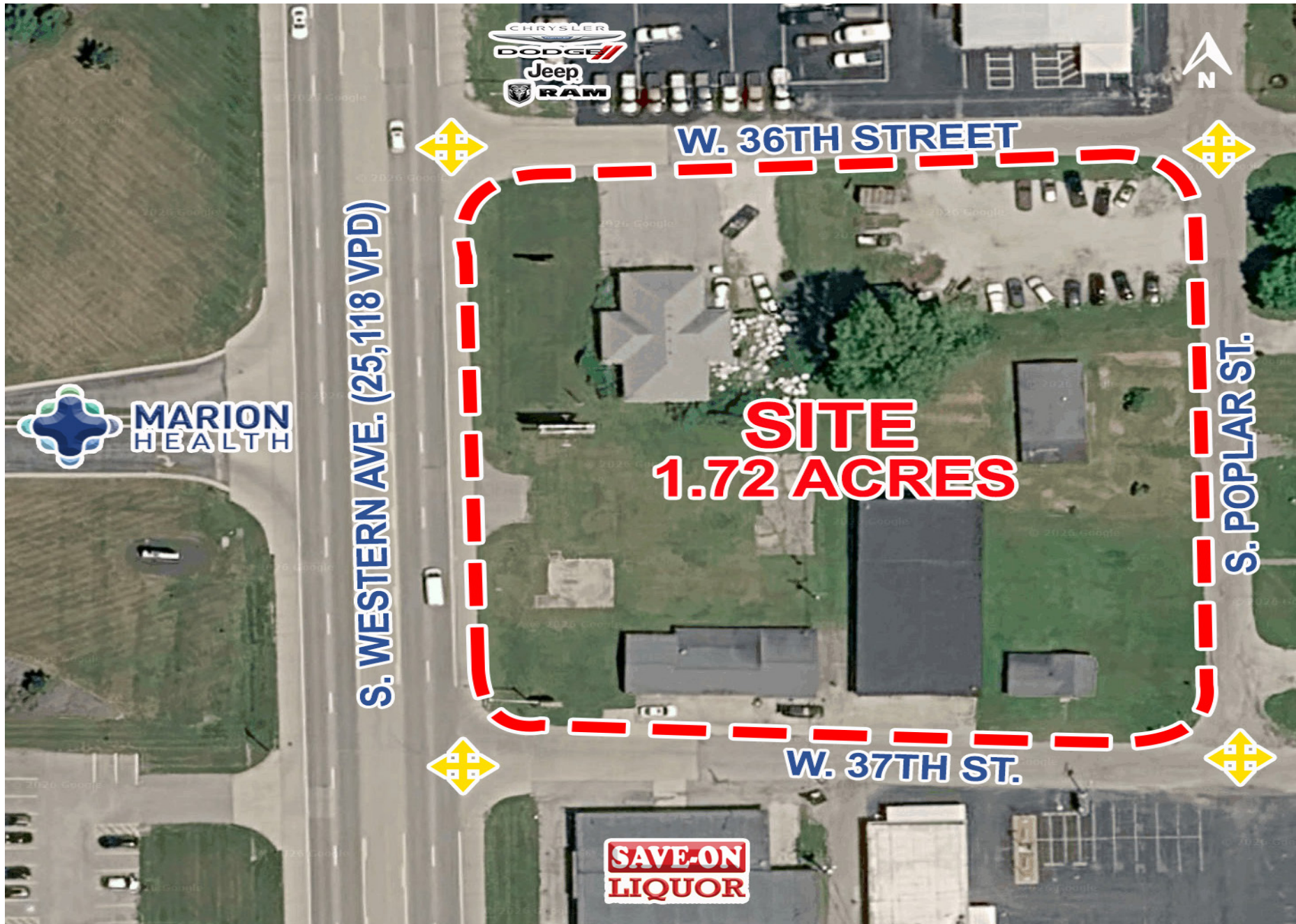
SITE 1
37th St. &
Western Ave.



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SITE 1
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0.91 Acres at 3823 S Western Ave., Marion, IN 46953

SITE 2
40th St. &
Western Ave.



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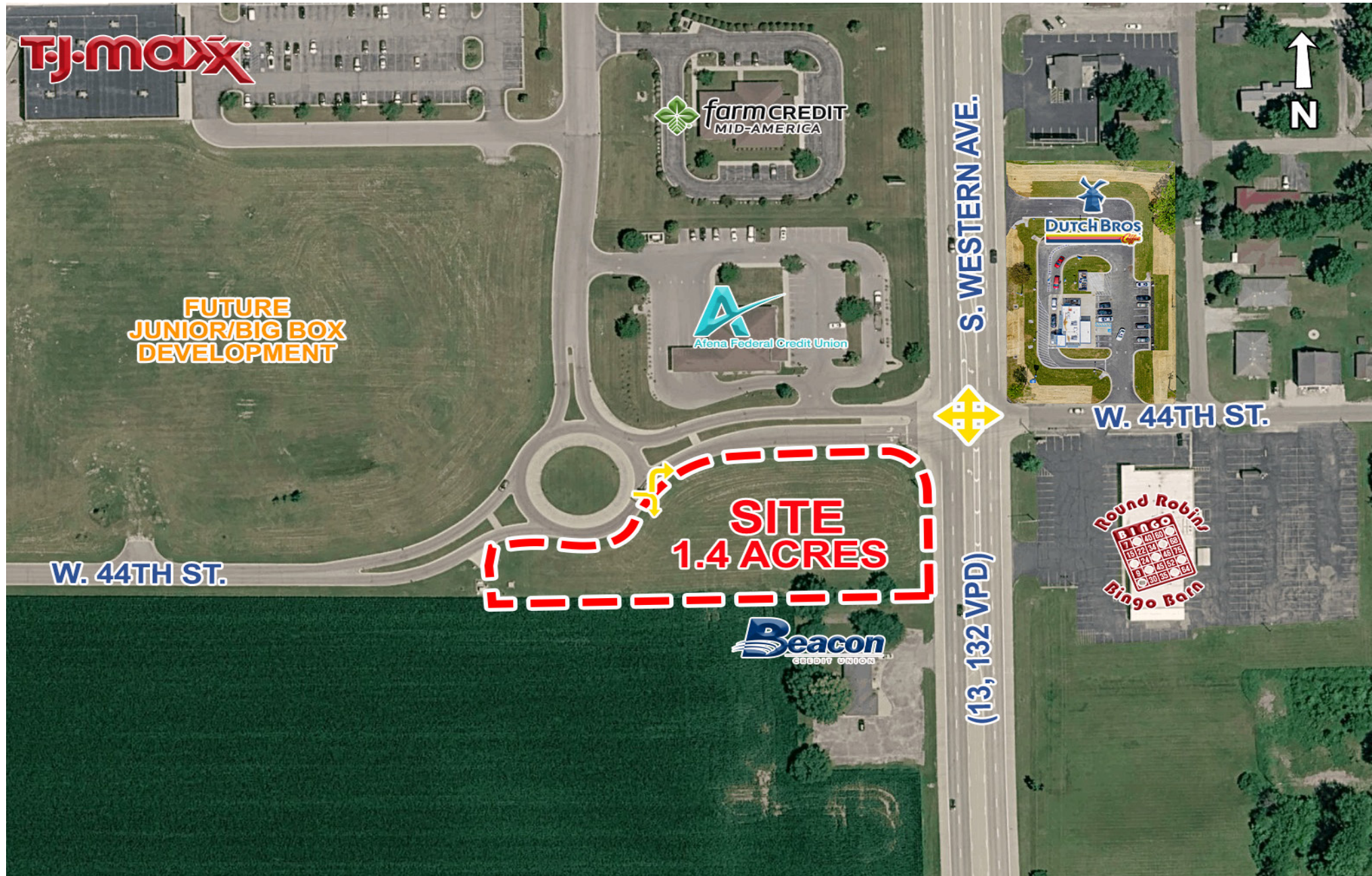
SITE 3
44th St. &
Western Ave.



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Marion Power Center Trade Area



Visitor Demographics

Jan 1 - Dec 31, 2025

