

3220 S. WASHINGTON BLVD.



3220 S. WASHINGTON BLVD., MARION, IN 46953

PROPERTY SUMMARY



LOCATION DESCRIPTION

The 3220 S. Washington Blvd. area in Marion offers a dynamic and diverse community, presenting an appealing environment for prospective retail or strip center tenants. The property benefits from its close proximity to a bustling commercial district, hosting a variety of popular retailers, dining establishments, and local businesses, ensuring a steady flow of foot traffic. Additionally, nearby attractions such as Matter Park and the Marion Splash House contribute to the area's appeal, drawing in both residents and visitors. With its favorable demographics, strong consumer base, and easy access to major roadways, the location offers an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Marion market.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	6,008 SF
Building Size:	6,008 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,814	11,877	19,592
Total Population	6,868	25,521	41,014
Average HH Income	\$37,266	\$40,074	\$47,283

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

Presented By:

Legacy Commercial Property
847.904.9200
info@legacyp.com

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,008 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3220 S Washington St	Available	6,008 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



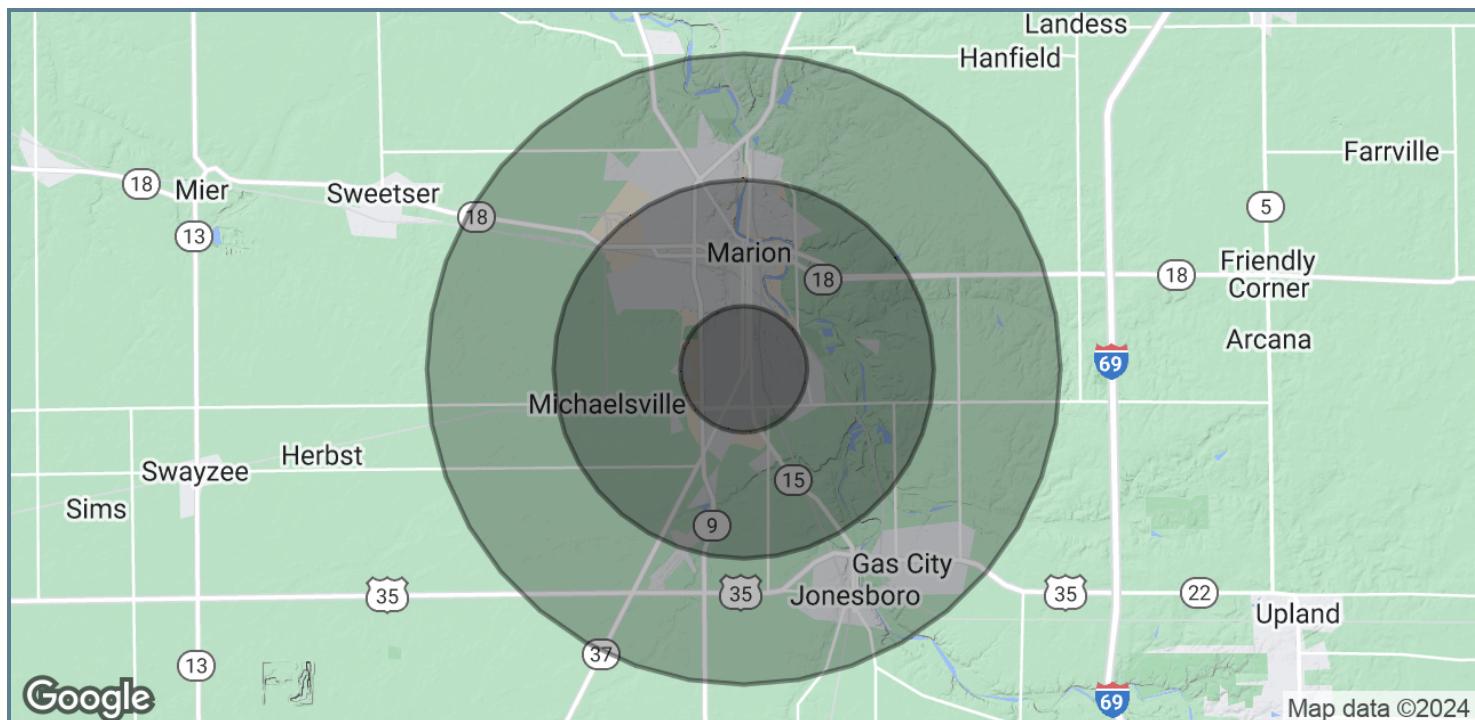
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,868	25,521	41,014
Average Age	32.0	37.9	40.1
Average Age (Male)	32.4	36.9	39.2
Average Age (Female)	32.7	39.7	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,814	11,877	19,592
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$37,266	\$40,074	\$47,283
Average House Value	\$61,330	\$66,744	\$85,095

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



CVS pharmacy®



T-Mobile

State Farm

DUNKIN'



KeyBank

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

