



FOR SALE

RETAIL

OFFERING MEMORANDUM

**516 S. WASHINGTON ST.
MARION, IN 46953**

CONNER CALL

Broker | Market Research Analyst
260.755.7823 | ccall@bradleyco.com

BILL DRINKALL, SIOR

Senior Vice President
260.715.3408 | bdrinkall@bradleyco.com



516 S. WASHINGTON ST., MARION, IN 46953

SALE

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OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	4,132 SF
Lot Size:	0.1 Acres
Price / SF:	\$78.65
Cap Rate:	10.0%
NOI:	\$32,790
Year Built:	1920
Zoning:	LC/TC - Limited Commercial/Town Center

PROPERTY HIGHLIGHTS

- Automotive Color & Supply Corporation, a leading distributor of automotive and industrial coatings, anchors the property
- This established tenant operates 10 locations across Indiana and Illinois, ensuring strong regional stability
- A 10% cap rate with a NNN lease structure, and an attractive investment, offer minimal landlord responsibilities and scheduled rental increases
- Located in close proximity to downtown Marion, this prime location enhances accessibility and visibility making it a compelling investment opportunity
- A long-term lease structure and a reputable tenant in a crucial industry ensure a steady and profitable income stream

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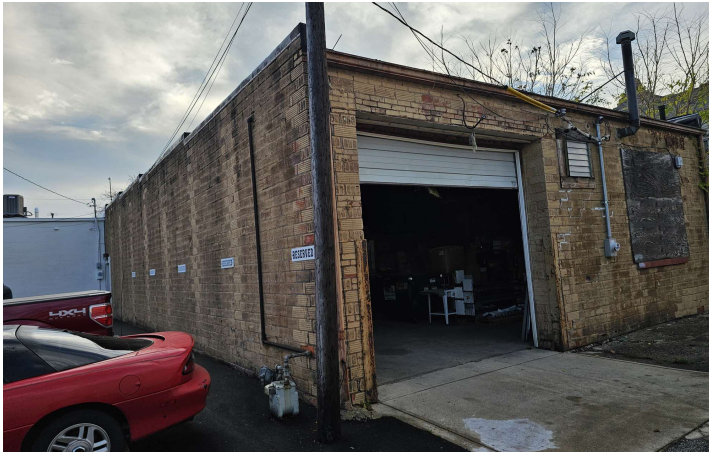
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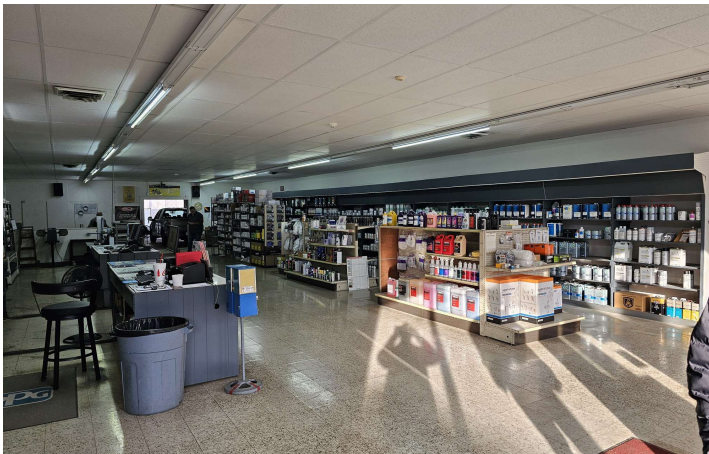
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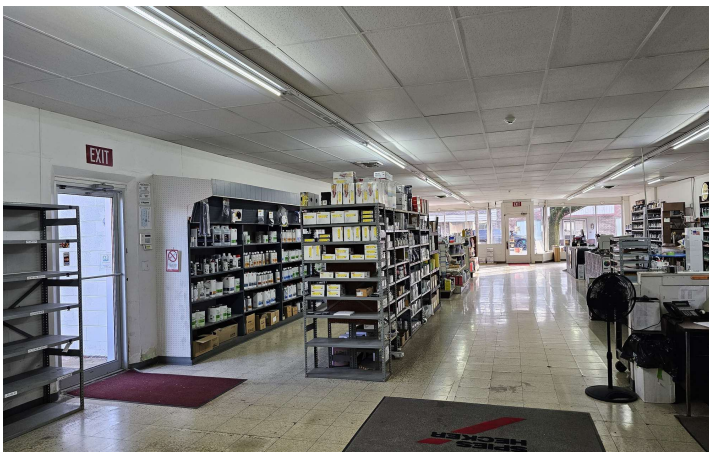


LOCATION DESCRIPTION

The retail property at 516 S. Washington St. in Marion, IN, presents an excellent opportunity for investors seeking a profitable venture. This 4,132 square-foot building, originally constructed in 1920, is well-suited for personal services or retail businesses in a central location. Its position in a key commercial area boosts visibility and foot traffic, enhancing revenue potential.



Marion's growing market trends and stable community make it an attractive spot for long-term investment. It is seeing promising trends in its retail market, driven by a shift toward community-centric and experiential retail spaces. Retailers are focusing on strategies that not only foster brand loyalty but also supports regional businesses, contributing to a stronger local economy. Additionally, there is a growing emphasis on integrating technology and sustainable practices, making retail spaces more adaptable and customer-friendly. These trends position Marion's retail sector for steady growth and profitability in the coming years, appealing to investors looking for stable, community-driven markets.



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PROPERTY INFORMATION

Property Type	Retail, Investment
Zoning	LC/TC - Limited Commercial/Town Center
Lot Size	0.1 Acres
APN #	27-07-06-402-162.000-002
Lot Frontage	33'
NOI	\$32,790
Cap Rate	10%
Access	Good

BUILDING INFORMATION

Building Size	4,132 SF
Building Dimensions	126' x 33'
NOI	\$32,790.00
Cap Rate	10%
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1920
Framing	Brick
Condition	Good
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Vinyl
Grade Level/Drive-In Doors	1

PARKING

Street Parking	Yes
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UTILITIES & AMENITIES

Central HVAC	Yes
A/C	Central air
ADA Accessible	Yes
Restrooms	1
Gas Supplier	Public
Electricity Supplier	AEP
Water / Sewer Supplier	Public

INCOME

Monthly Rate	\$2,732.58/Mo
Lease Rate Type	NNN
Lease Expiration	11/9/2028

TRANSPORTATION

Closest S.R.	S.R. 18, S.R. 9
Closest Interstate	Interstate 69
Closest Airport	Marion Municipal Airport

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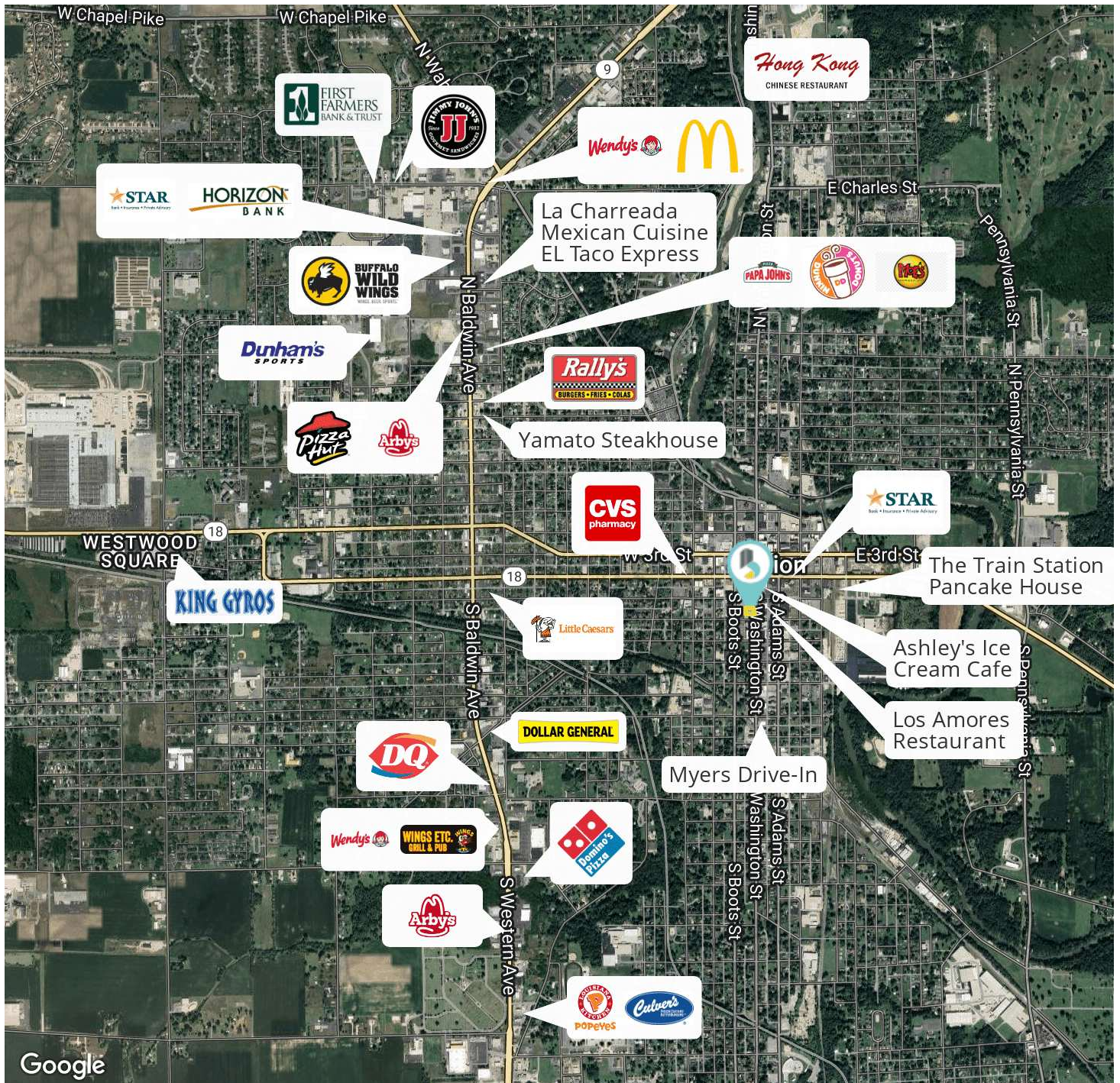
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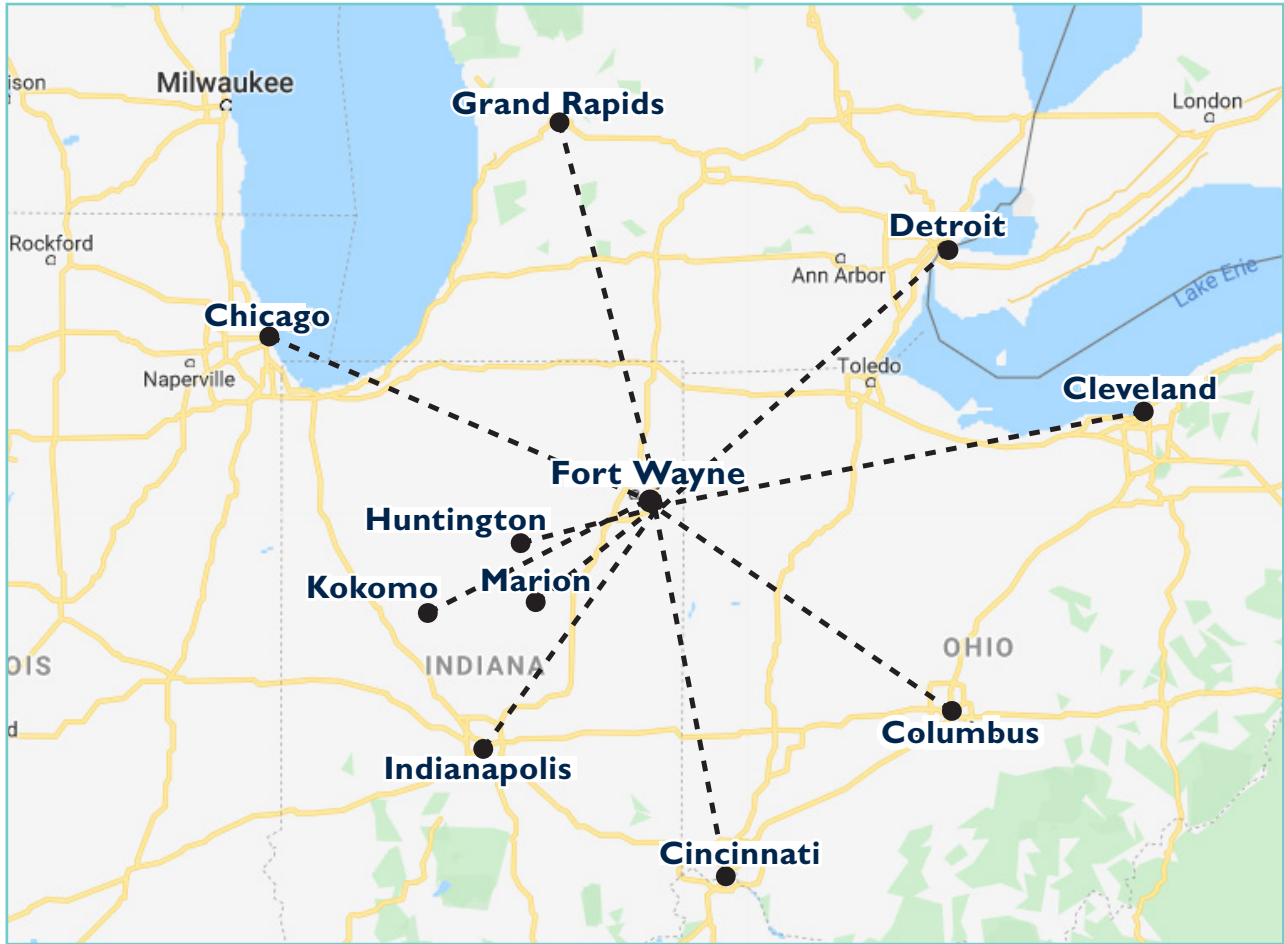
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DISTANCE FROM FORT WAYNE TO:

INDIANA	MILES	HRS.	MIN.
NEW HAVEN	3 MILES		5 MIN.
HUNTINGTON	39 MILES		42 MIN.
MARION	64 MILES	1 HR.	0 MIN.
KOKOMO	84 MILES	1 HR.	30 MIN.
INDIANAPOLIS	137 MILES	2 HRS.	8 MIN.

ILLINOIS	MILES	HRS.	MIN.
CHICAGO	176 MILES	<3 HRS.	0 MIN.

OHIO	MILES	HRS.	MIN.
COLUMBUS	155 MILES	2 HRS.	32 MIN.
CINCINNATI	181 MILES	2 HRS.	57 MIN.
CLEVELAND	196 MILES	3 HRS.	5 MIN.

MICHIGAN	MILES	HRS.	MIN.
DETROIT	154 MILES	2 HRS.	21 MIN.
GRAND RAPIDS	178 MILES	2 HRS.	36 MIN.

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