

Property Highlights



Available: 3,200 - 140,000 SF or 0.7 - 3 AC



Big Box, Pad Sites & Small Shop Space



Located Near Many Retail Destinations



Contact Brokers for Pricing

Retail Power Center Development

Big box space from 15,000–140,000 SF, small shop space from 3,200–10,800 SF, and pad sites available for purchase, build-to-suit, or ground lease.

Part of Marion, IL STAR Bond District

Located within Southern Illinois' fastest-growing sports, entertainment, and commercial district, drawing new visitors from 70+ miles away.

Easy Freeway Access

Strategically positioned on Hwy 13 with 32,287 VPD and less than one mile from the I-57 full diamond interchange, which sees approximately 46,555 VPD.

Nearby Major Traffic Generators

Including Oasis Outdoors Retail & Entertainment Center, Kokopelli Golf Club, and the Oasis Sports Complex, which attracts more than 200,000 visitors annually.



Site Plan

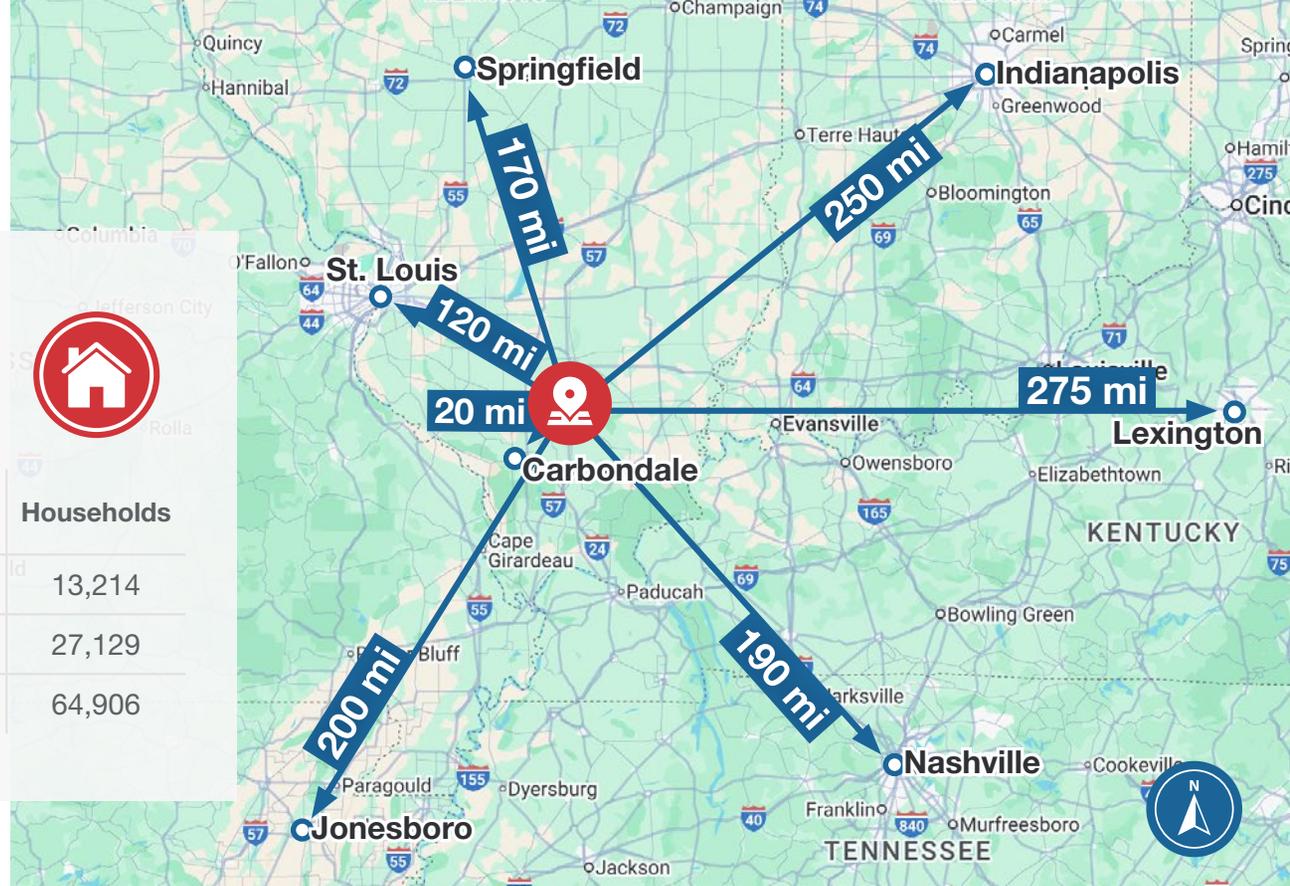


AVAILABLE FOR LEASE

Type	Tenant	SF
Pad	Available	3,200
Pad	Available	3,400
Pad	Available	3,400
Shops	Available	8,400
Shops	Available	10,800
Pad	Available	3,200
Pad	Available	3,200
Minor Retail	Available	62,000
Minor Retail	Available	25,000
Retail	Available	18,000
Retail	Available	18,000
Retail	Available	18,027
Minor Retail	Available	55,000
Retail	Available	15,000
Retail	Available	8,470
Major Retail	Available	140,000

Demographics

	 Population	 Avg. HH Income	 Median. HH Income	 Households
5 MILE	29,396	26,199	\$89,922	13,214
10 MILES	63,062	45,927	\$89,842	27,129
20 MILES	150,577	109,349	\$81,223	64,906



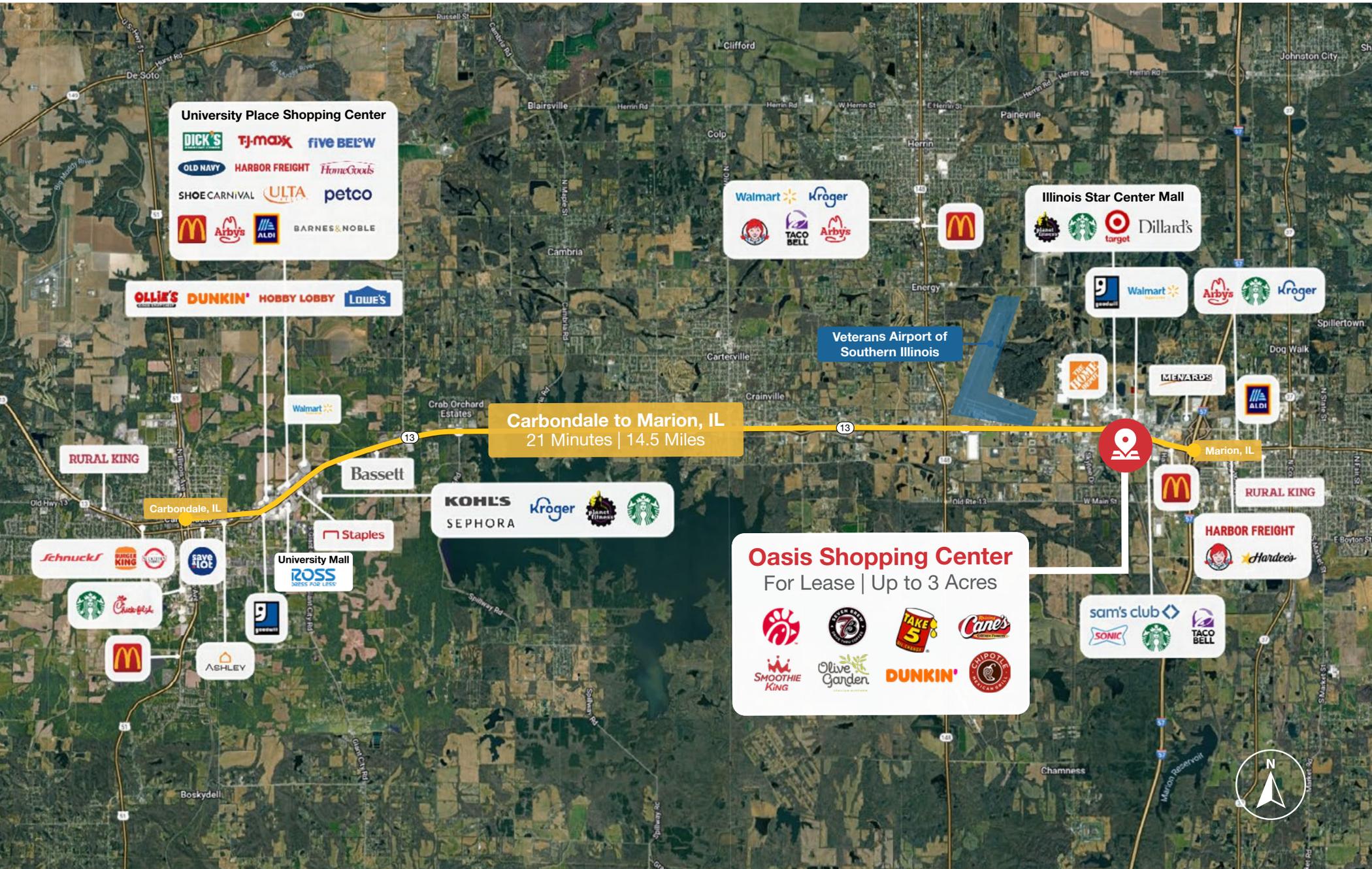
Marion, IL Total Sales vs Other Cities in S Illinois & St. Louis Metro East

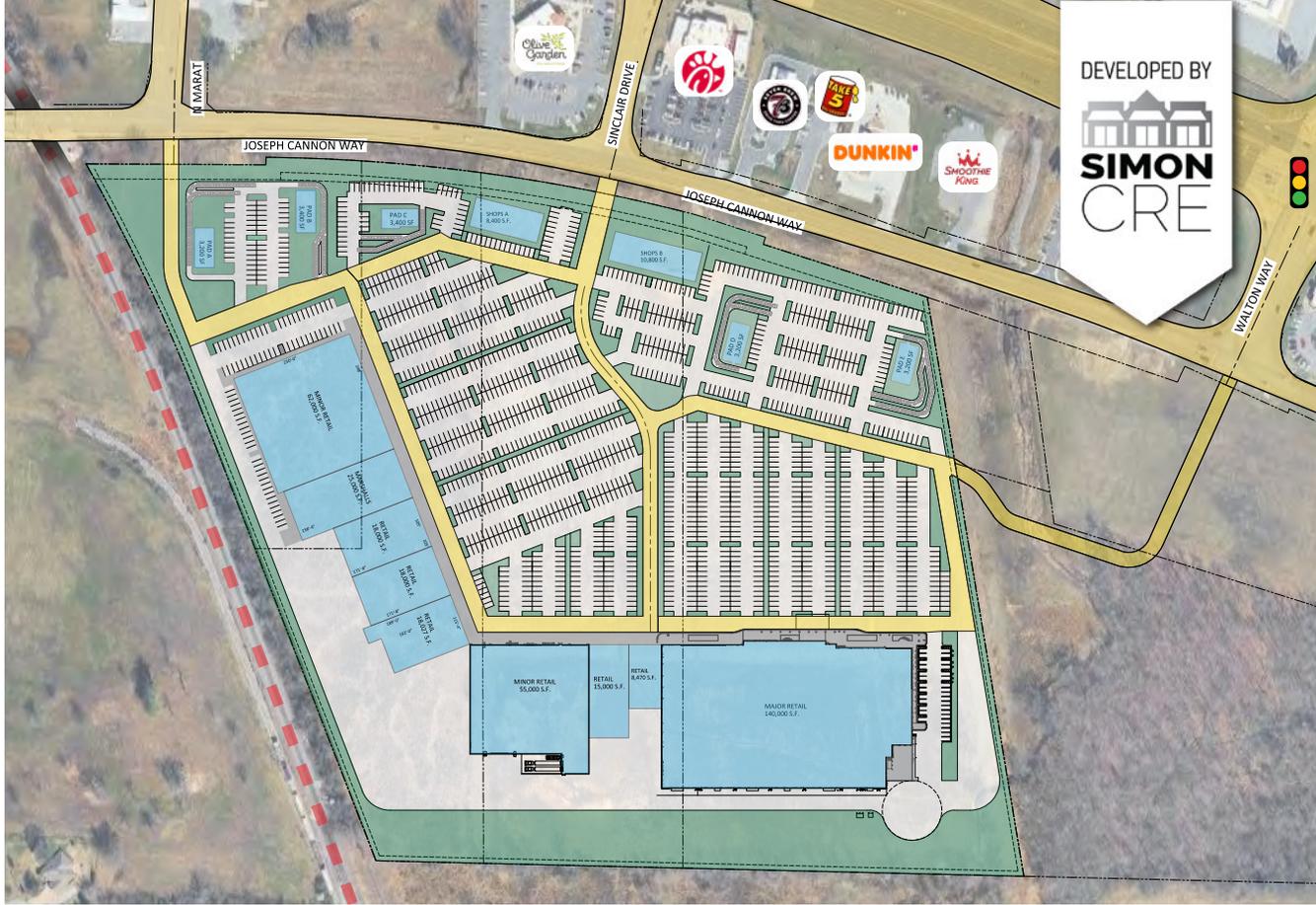
Categories	Marion	O'Fallon	Belleville	Edwardsville	Fairview Heights	Collinsville	Mount Vernon	Carbondale	Glen Carbon	Shiloh
General Merchandise	1,324,151	873,662	1,460,302	799,534	1,063,078	1,374,689	1,007,501	876,352	1,210,100	580,013
Food	1,726,696	1,830,207	1,162,601	1,009,918	821,562	602,193	1,250,654	901,216	1,218,398	516,828
Drinking & Eating Places	1,080,507	1,054,984	1,092,225	1,223,520	1,109,737	825,347	788,016	796,898	365,031	362,488
Apparel	149,132	41,140	72,019	172,753	946,140	31,342	124,322	269,291	125,002	34,603
Furniture & HH & Radio	118,967	50,935	128,773	371,303	958,886	88,609	140,345	158,109	183,913	307,332
Lumber, Bldg, Hardware	1,158,898	994,834	874,779	705,387	375,679	462,906	948,169	428,128	390,936	14,351
Automotive & Filing Stations	2,455,151	3,022,471	2,411,156	1,113,785	478,518	2,834,579	1,139,502	876,985	580,680	1,220,872
Drugs & Misc. Retail	1,779,616	1,592,868	1,993,800	2,456,568	1,937,325	1,448,217	1,313,382	1,359,429	743,625	957,197
Agriculture & All Others	539,214	931,724	814,348	917,765	419,332	815,652	782,150	388,168	168,122	90,857
Manufactures	123,632	35,024	74,295	82,820	212,405	74,915	108,107	70,526	38,964	1,877
Total Sales Tax	10,455,964	10,427,848	10,084,299	8,853,353	8,322,661	8,558,450	7,602,149	6,125,101	5,024,772	4,086,419
2023 Total Sales	1,045,596,350	1,042,784,820	1,008,429,913	885,335,270	832,266,143	855,844,998	760,214,864	612,510,133	502,477,156	408,641,851

Trade Aerial



Aerial Map





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