

FOR LEASE

MARION SHOPS

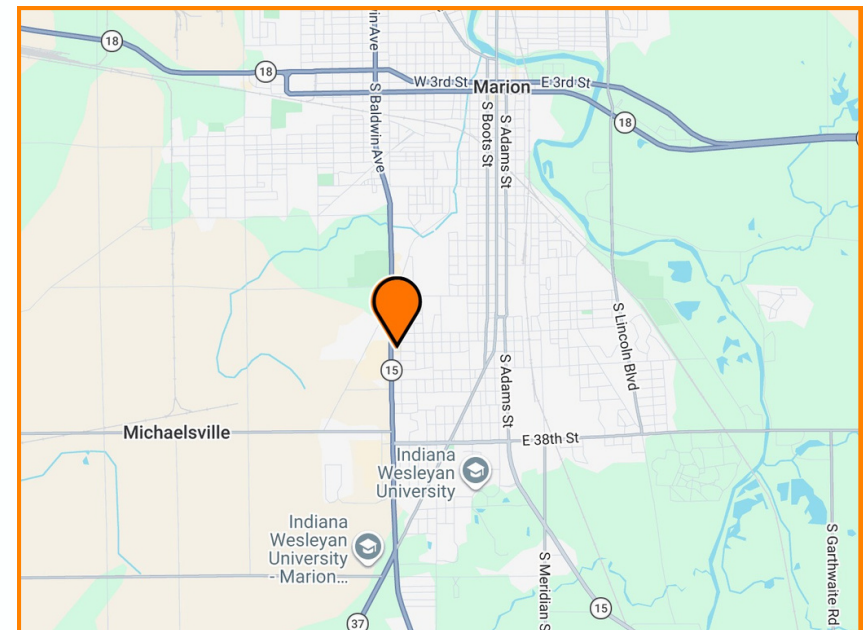
3101 S Western Ave | Marion, IN 46953

**1,600 SF
AVAILABLE**



PROPERTY HIGHLIGHTS

- + Retail Space For Lease:
+ **1,600 SF Available**
- + Shopping Center GLA: 16,628 SF
- + Starbucks Anchored
- + Adjacent to ± 220,000 SF Walmart Supercenter
- + Signalized intersection
- + Pylon Signage Available



TRAFFIC COUNTS

STREET	ADT
S Western Ave	28,748

Information deemed reliable, but not guaranteed. Subject to change without notice.

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AVAILABLE

1,600 SF

TENANT ROSTER	TENANT	SUITE	SF
	T-Mobile	3101	1,800
	Available	3103	1,600
	Athletico	3105	2,200
	Casa Brava	3109	4,200
	Aspen Dental	3115	3,200
	Jersey Mike's	3117	1,800
	Starbucks	3125	1,828



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Est. Population	28,430	42,644	59,150
Est. Average HH Income	\$61,095	\$68,984	\$75,969
Est. Households	11,112	17,175	23,959
Adj. Daytime Population	26,940	35,159	43,772

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CONTACTS:

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