

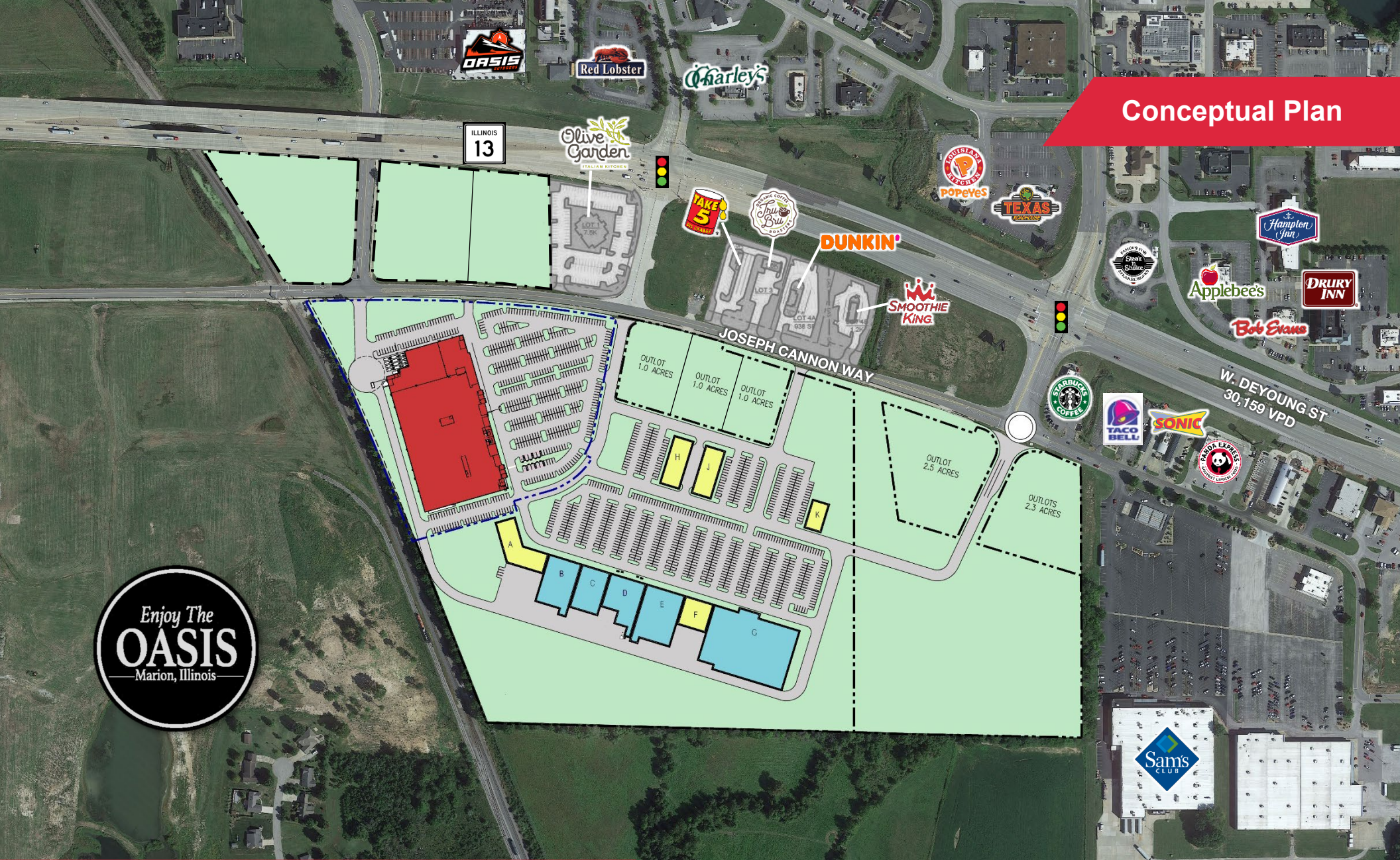
# Conceptual Plan



## Oasis South Shopping Center

Jr. Box, Pad Sites & Small Shop Space Available for Sale / Lease in Marion, IL

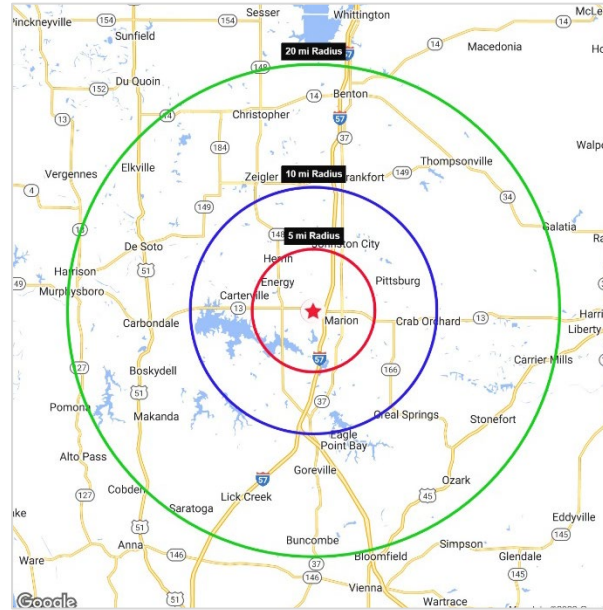
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# Oasis South Shopping Center Property Details

## Property Features

- Space available in new retail power center
- Junior Boxes available from 15,000 – 50,000 SF
- Small shop space available from 1,000 – 15,000 SF, endcap spaces with drive-thru possible
- Pad sites for purchase, BTS or ground lease
- Located near many of Marion’s destination retail including Oasis Outdoors Retail and Entertainment Center, Kokopelli Golf Club, and the Oasis Sports Complex with 200,000+ visitors per year



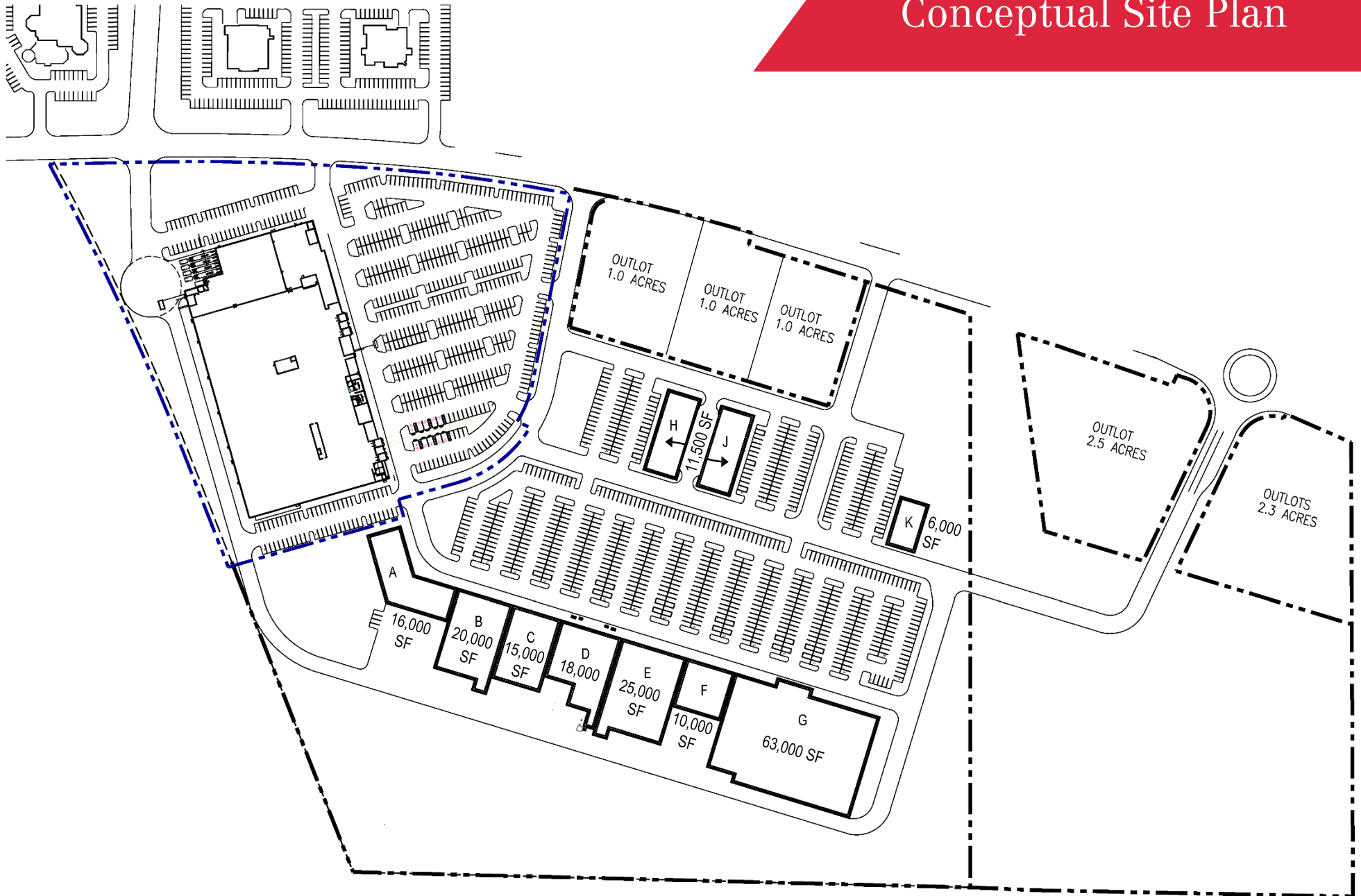
## Demographics

U. S. Census	5 Miles	10 Miles	20 Miles
Population	28,396	63,292	150,325
Daytime Pop	27,706	50,038	120,576
Households	12,394	26,557	64,237
Avg HH Inc.	\$72,665	\$70,732	\$67,650
Med HH Inc.	\$56,352	\$57,019	\$51,625

Contact Broker for Pricing



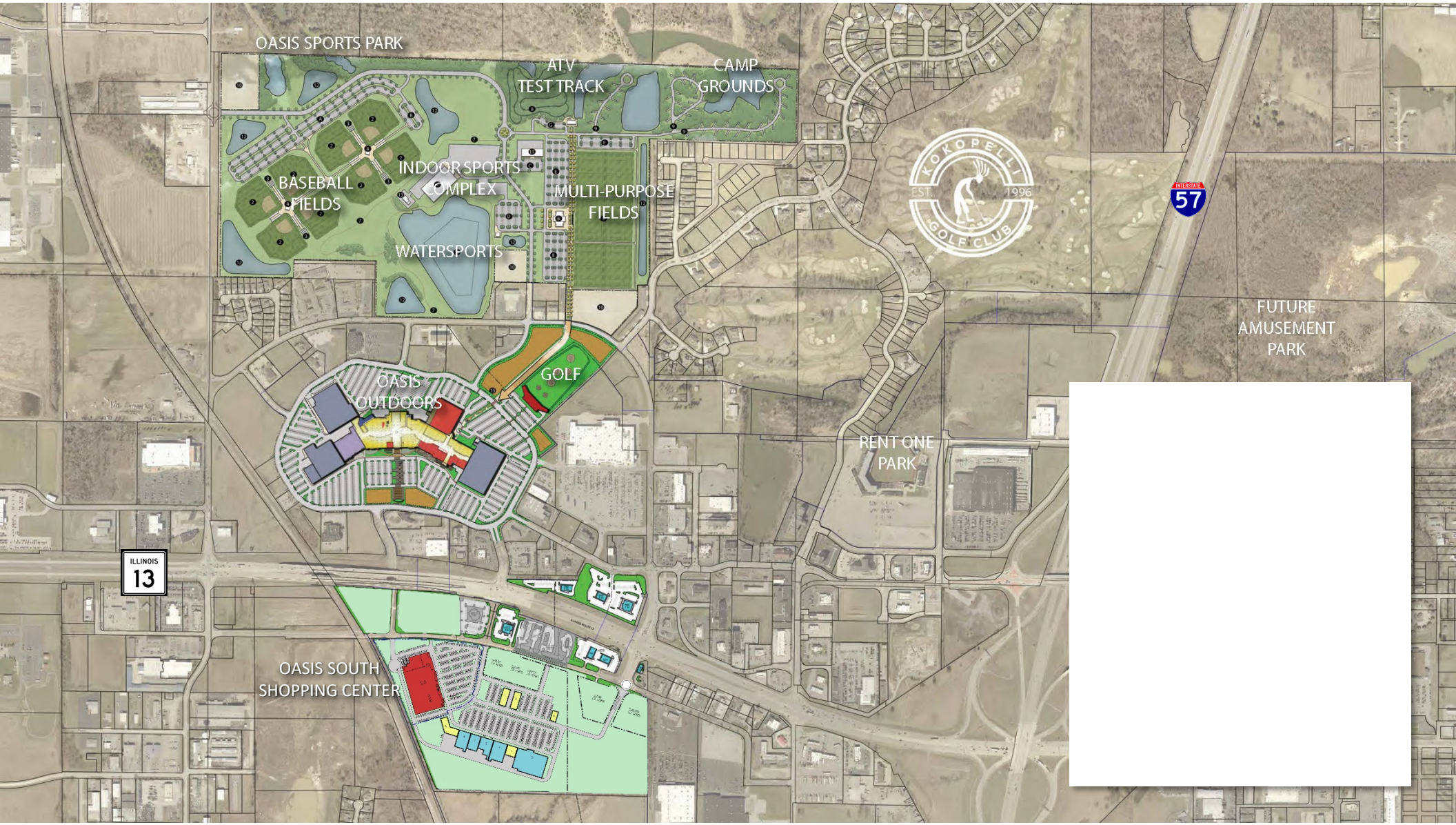
# Oasis South Shopping Center Conceptual Site Plan



# Marion, IL Aerial View



# Marion, IL Oasis Developments



Marion, IL  
**Oasis Sports Complex**



**210,000** NON-LOCAL VISITORS

NON-LOCAL VISITATION TO THE MARKETPLACE

**62,725** ROOM NIGHTS

PROJECTED ROOM NIGHTS ANNUALLY

**\$25.2** MILLION

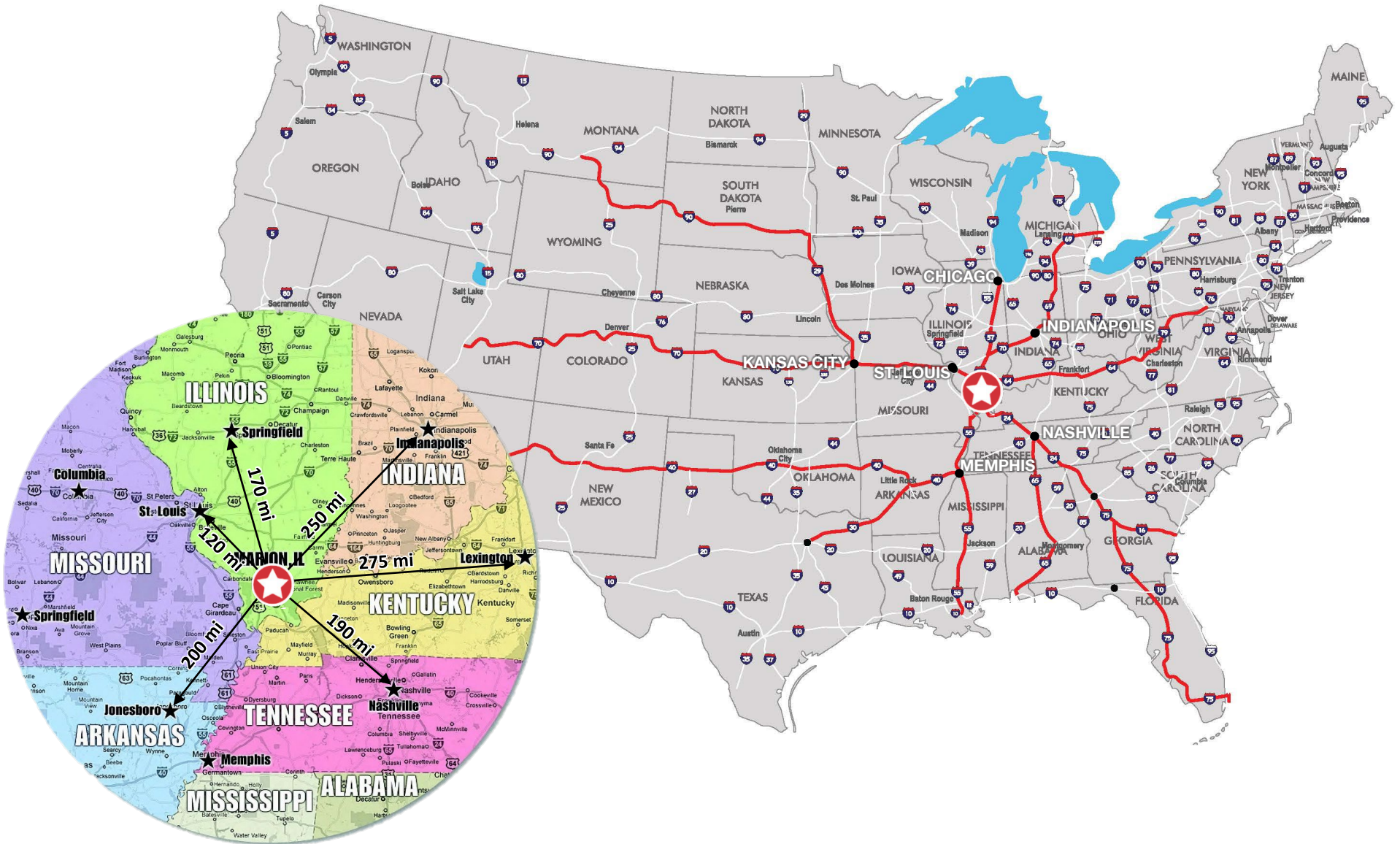
IN DIRECT SPENDING TO MARKETPLACE

**64** TOURNAMENTS

AND EVENTS TO THE MARKET ANNUALLY

THIS PROJECT HAS BEEN FULLY VETTED AND RESEARCHED BY SFA

# Marion, IL Locator Map



## Marion Total Sales vs Other Cities in S. Illinois & the St. Louis Metro East



### 1% Sales Tax Comparison (2021)

	O'Fallon	Marion	Belleville	Fairview Heights	Edwardsville	Collinsville	Mount Vernon	Carbondale	Alton	Granite City	Glen Carbon	Highland	Shiloh	Swansea
1 General Merchandise	842,916	1,227,403	1,357,911	1,065,258	750,098	1,200,299	936,268	850,965	464,729	609,902	1,093,538	823,716	502,116	18,111
2 Food	1,699,500	1,570,161	1,070,833	729,485	1,026,801	590,454	1,055,880	867,729	502,853	446,502	1,152,018	263,258	458,484	506,731
3 Drinking and Eating Places	867,018	936,062	983,149	984,099	1,021,729	732,361	689,898	713,872	756,153	461,799	256,063	243,049	322,662	128,094
4 Apparel	44,297	153,764	66,486	1,043,926	177,480	23,399	120,595	306,805	130,026	18,552	120,997	24,823	30,258	31,658
5 Furniture & H.H. & Radio	50,657	139,417	134,653	1,040,483	377,041	104,782	122,929	208,725	171,381	31,110	243,300	25,243	300,113	15,123
6 Lumber, Bldg, Hardware	974,734	1,093,741	959,686	401,899	621,002	435,087	864,210	421,504	980,607	74,015	406,882	97,725	12,044	12,450
7 Automotive & Filling Stations	4,106,313	2,531,865	2,554,553	524,510	951,346	2,386,582	1,079,586	921,613	1,230,271	1,344,375	552,086	880,997	151,210	221,527
8 Drugs & Misc. Retail	1,690,023	1,662,372	1,760,449	1,988,345	2,206,304	1,637,193	1,189,275	1,381,154	1,262,955	985,242	646,981	601,835	462,743	617,619
9 Agriculture & All Others	615,175	422,248	614,503	376,324	864,577	638,568	639,332	326,716	385,481	612,972	98,044	135,167	53,895	129,256
10 Manufacturers	31,468	101,030	61,462	209,465	85,746	91,950	203,376	56,830	63,578	38,836	34,948	203,716	1,940	12,214
	10,922,100	9,838,064	9,563,684	8,363,795	8,082,124	7,840,674	6,901,349	6,055,914	5,948,033	4,623,305	4,604,855	3,299,530	2,295,465	1,692,783
<b>2021 ANNUAL SALES</b>	<b>\$1,092,210,046</b>	<b>\$983,806,351</b>	<b>\$956,368,440</b>	<b>\$836,379,472</b>	<b>\$808,212,418</b>	<b>\$784,067,427</b>	<b>\$690,134,923</b>	<b>\$605,591,367</b>	<b>\$594,803,332</b>	<b>\$462,330,492</b>	<b>\$460,485,471</b>	<b>\$329,952,953</b>	<b>\$229,546,548</b>	<b>\$169,278,287</b>



GRAND UNIFIED IMAGING



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