



FOR SALE

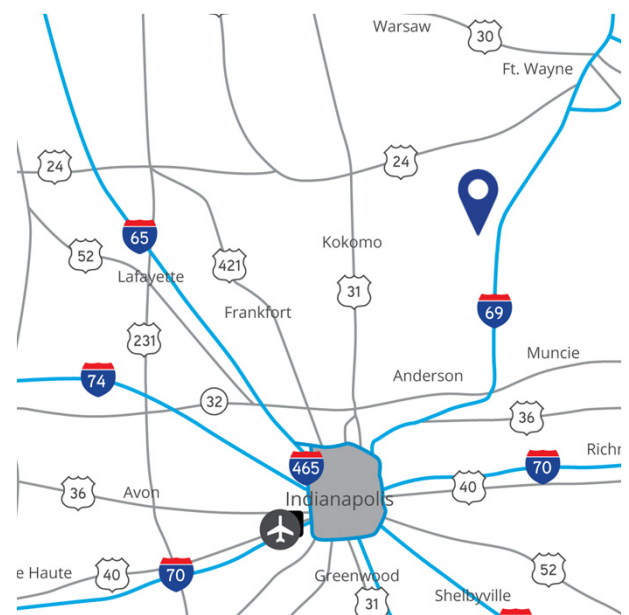
221 N Washington St

Marion, IN

Residential Living Redevelopment Opportunity

Property Highlights

- ± 23,968 SF situated on ± 0.94 acres
- Prime downtown Marion location in the central business district
- Situated on a well-trafficked corridor
- Offering excellent visibility & accessibility
- Close to many amenities & public transportation
- Only 15 minutes to I-69



Aaron Snoddy

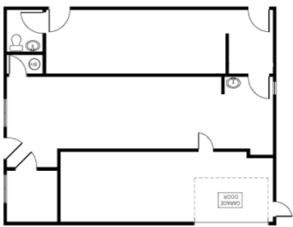
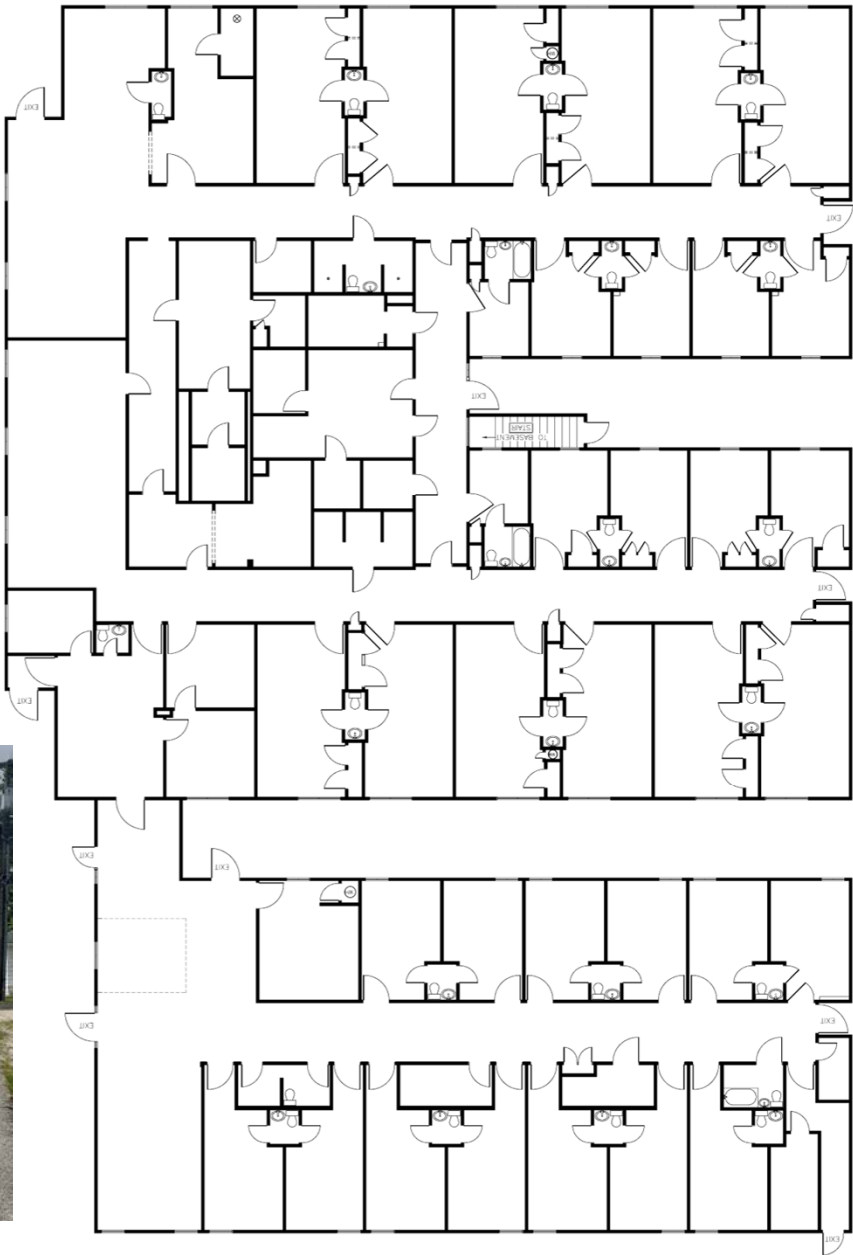
+1 317 713 2106

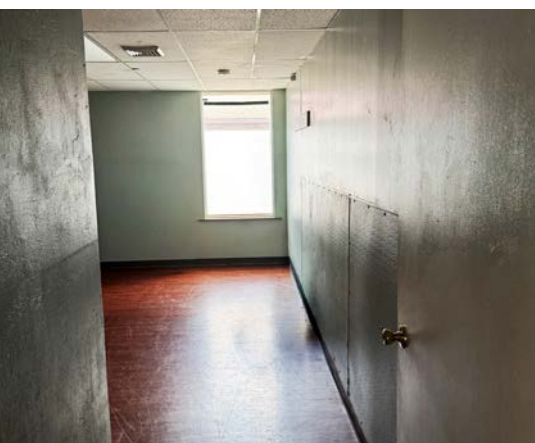
aaron.snoddy@colliers.com

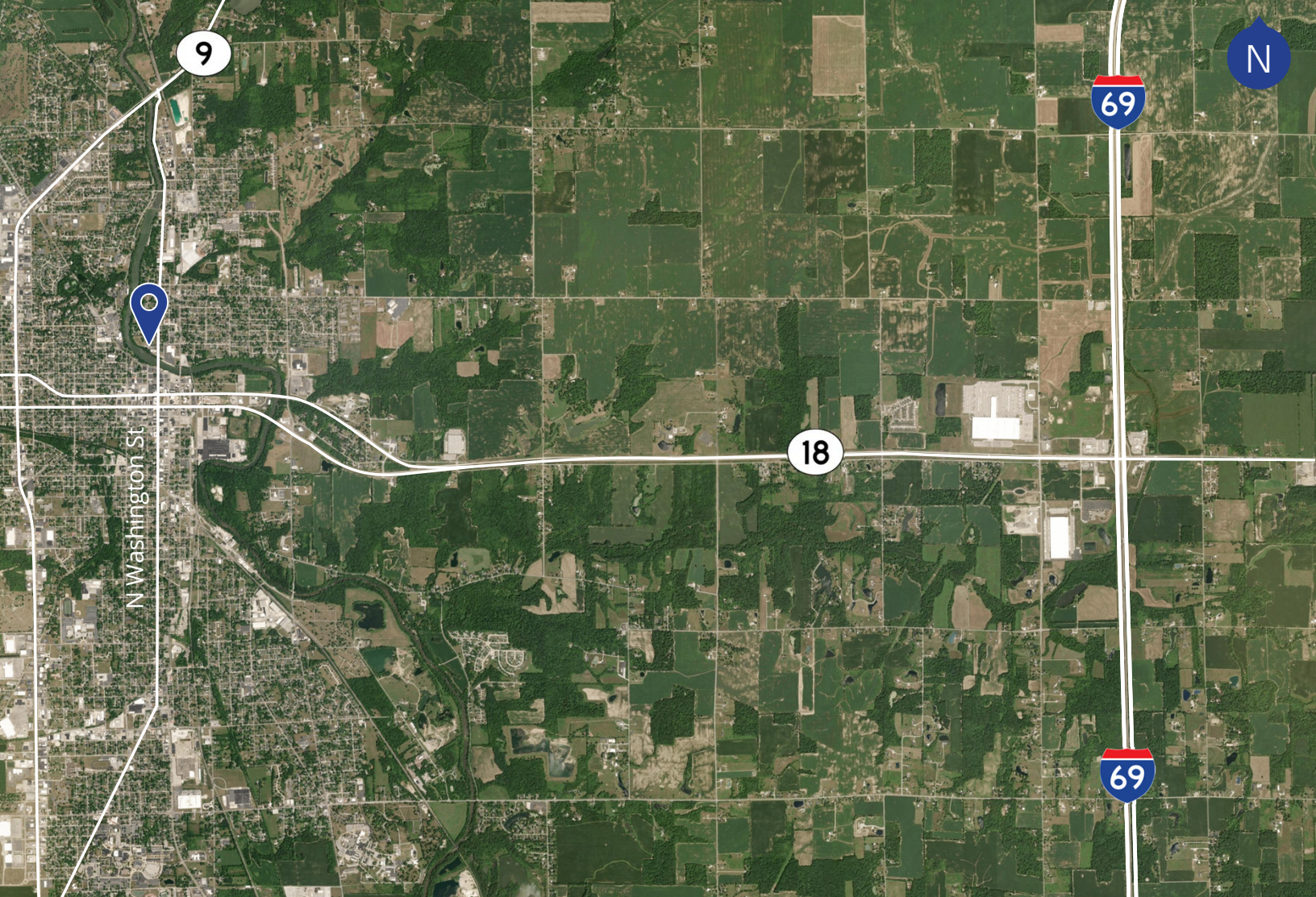
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221 N Washington St Floor Plan

PROPERTY DETAILS	
Building SF	± 23,968
Acres	± 0.94
Beds	34
Baths	22
Community Rooms	3
Kitchens	3
Asking Price	\$475,000







THE NUMBERS

Drive Times

Indianapolis	1 hr 23 min
Chicago	3 hr 23 min
Fort Wayne	58 min
Lafayette	1 hr 36 min
Columbus, OH	2 hr 59 min

	3 Miles	5 Miles	10 Miles
Population	27,151	36,401	56,934
Households	11,803	14,891	23,206
Avg. Household Income	\$61,430	\$66,472	\$70,181

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	3 Miles	5 Miles	10 Miles
Education			
Bachelor's / Graduate / Prof Degree	19%	22%	21%
Some college	28%	29%	31%
High school graduate	39%	37%	38%
No high school diploma	13%	12%	10%
Business			
Total Businesses	1,214	1,390	1,901
Total Employees	20,591	33,604	40,256
Employment			
White collar	55%	58%	58%
Blue collar	29%	27%	29%
Services	15%	15%	13%
Unemployment Rate	7.6%	6.8%	6.4%

