

4,800 SF Endcap  
Available

Paris Nails and Spa  
Coming Soon!



ENDCAP AVAILABLE



# WALMART ANCHORED

3168 S Western Ave  
Marion, IN 46953

4,800 SF

## PROPERTY HIGHLIGHTS

High-profile endcap in  
Valley View Shopping Center

Highly-visible pylon sign panel

**Lease price \$16.00/SF NNN**

Signalized access

Neighboring tenants include Dollar Tree,  
Goodwill, Cato and Cricket Wireless



### BILL FRENCH

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# VALLEY VIEW SHOPPING CENTER

3168 S Western Avenue, Marion IN

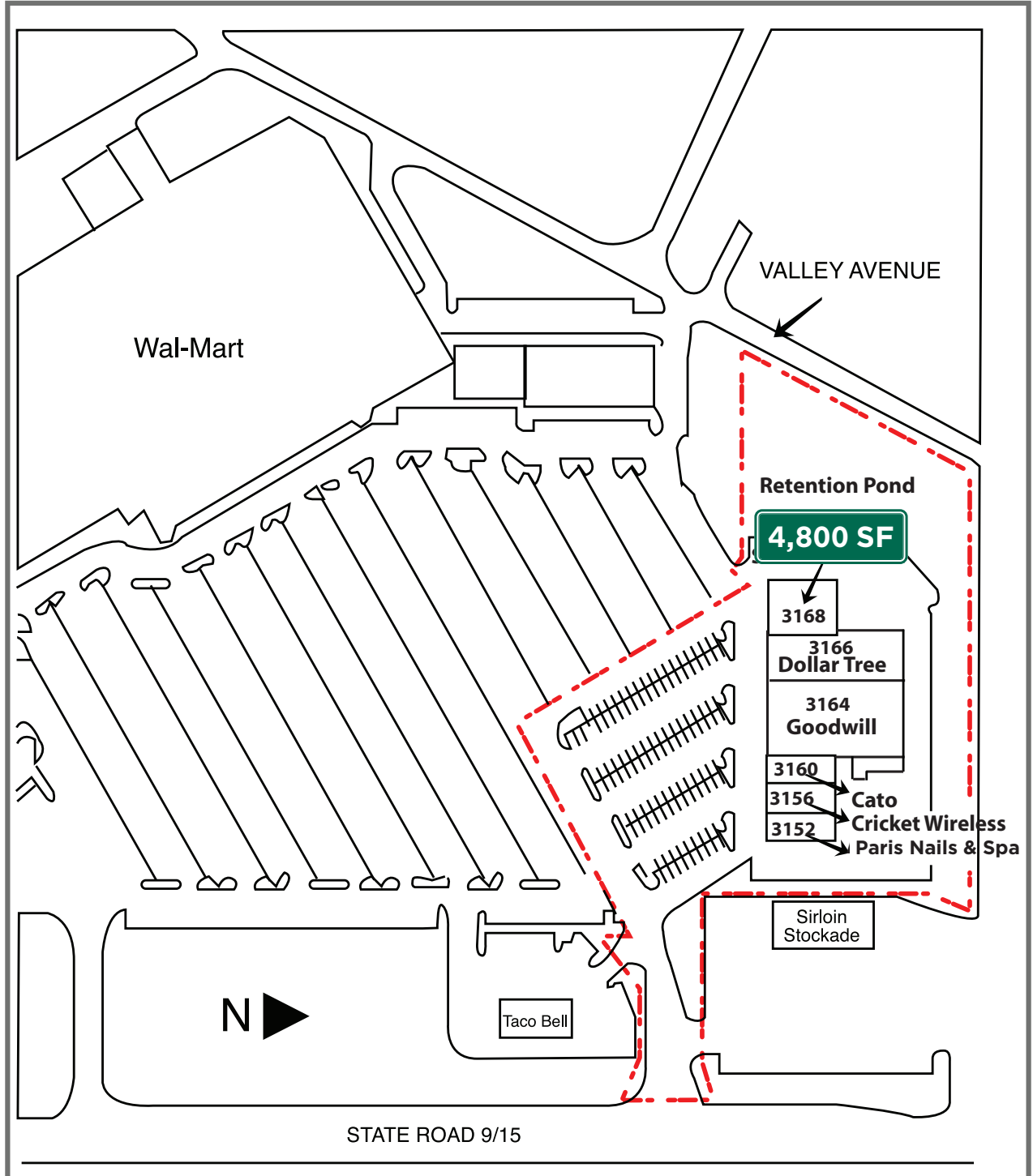
4,800 SF ENDCAP



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**4,800 SF ENDCAP**



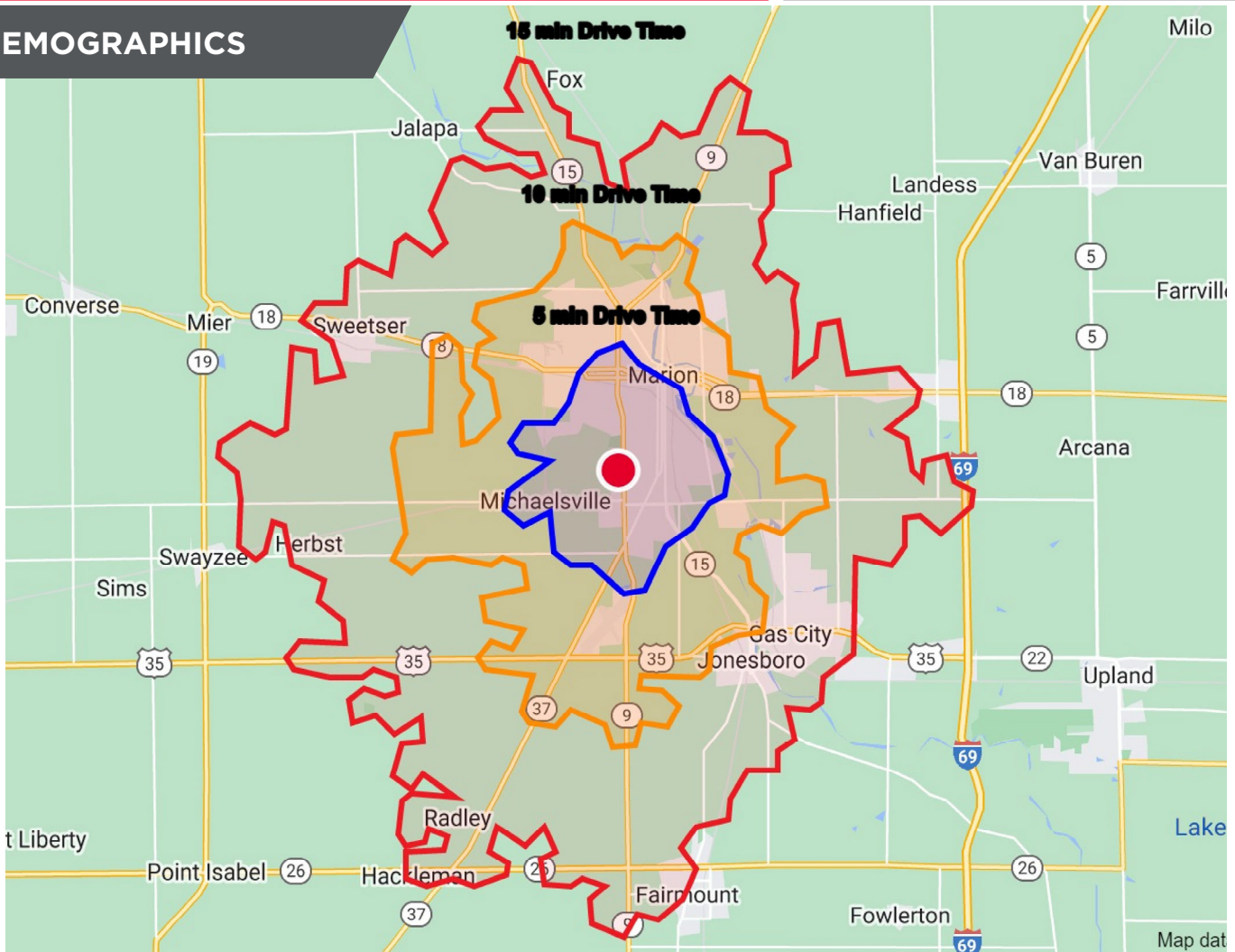


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## DEMOGRAPHICS



### Drivetime Demographics

	5 Minute	10 Minute	15 Minute
Population	17,813	32,643	47,154
AVG. HH Income	\$53,962	\$60,882	\$63,945
Daytime Population	17,369	34,455	42,337

### Traffic Counts

Western Avenue 24,007 AADT

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