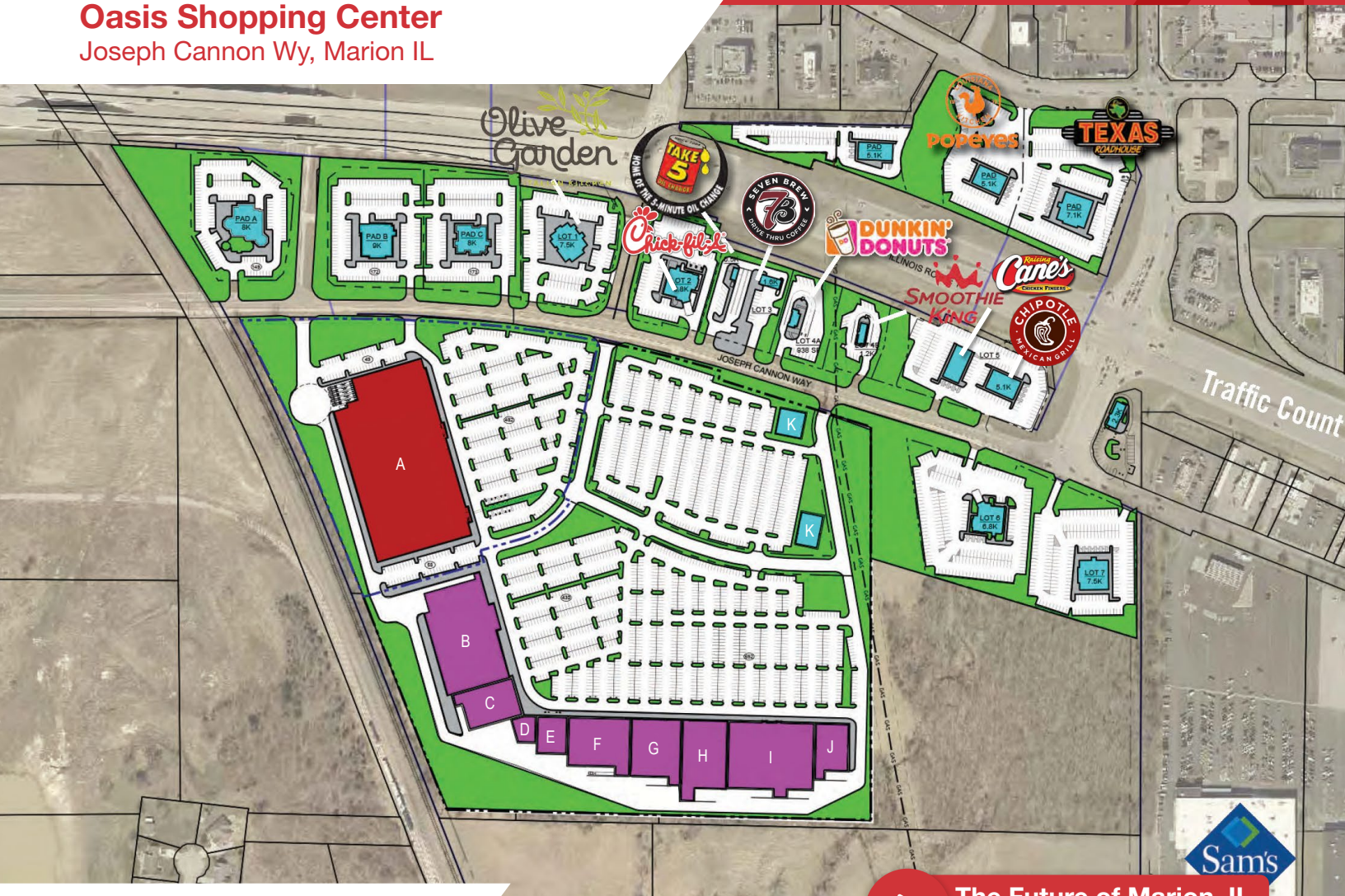


# For Sale/Lease

**NAIDESCO**

## Oasis Shopping Center Joseph Cannon Wy, Marion IL



### Property Highlights



The Future of Marion, IL  
Watch Now



1,000 - 50,000 SF or  
0.7 - 3 Acres



Jr. Box, Pad Sites &  
Small Shop Space



Located Near Many  
Retail Destinations



Contact Broker  
for Pricing

For more information, please contact:

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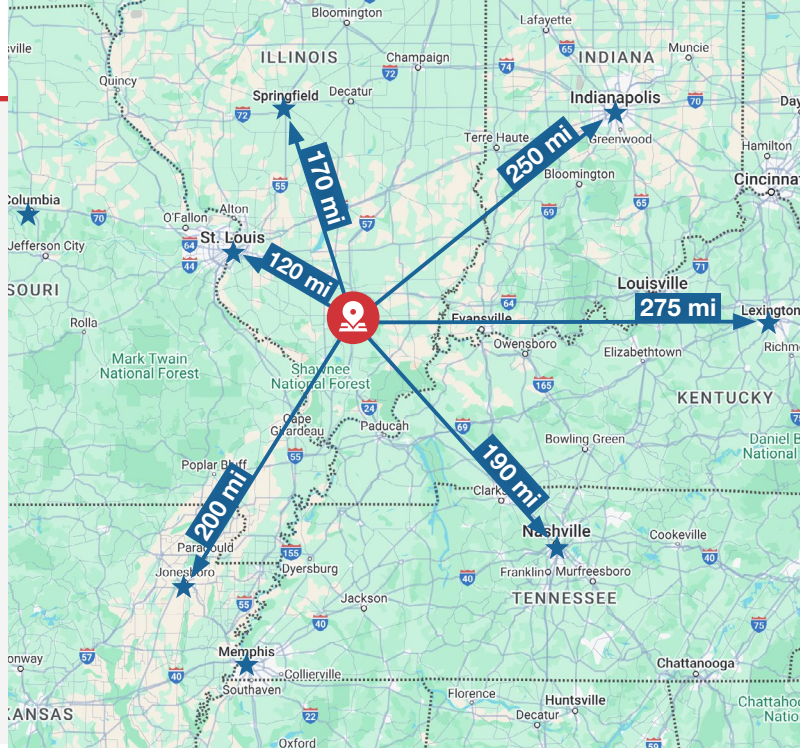
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## Property Features

- 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
- Part of a Star Bond District
- 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

**Sale Price:**  
**Contact Broker**

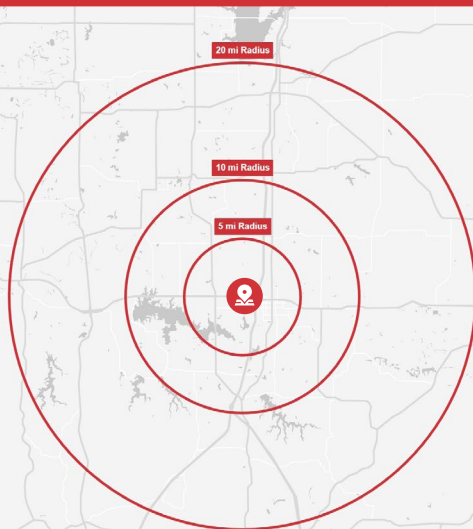
**Lease Rate:**  
**Contact Broker**



## Site Plan



## Demographics



	POPULATION	DAYTIME POPULATION	AVG. 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	<b>1,324,151</b>	873,662	1,460,302	799,534	1,063,078	1,374,689	1,007,501	876,352	1,210,100	580,013
Food	<b>1,726,696</b>	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	<b>1,080,507</b>	1,054,984	1,092,225	1,223,520	1,109,737	825,347	788,016	796,898	365,031	362,488
Apparel	<b>149,132</b>	41,140	72,019	172,753	946,140	31,342	124,322	269,291	125,002	34,603
Furniture & HH & Radio	<b>118,967</b>	50,935	128,773	371,303	958,886	88,609	140,345	158,109	183,913	307,332
Lumber, Bldg, Hardware	<b>1,158,898</b>	994,834	874,779	705,387	375,679	462,906	948,169	428,128	390,936	14,351
Automotive & Filing Stations	<b>2,455,151</b>	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	<b>1,779,616</b>	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	<b>539,214</b>	931,724	814,348	917,765	419,332	815,652	782,150	388,168	168,122	90,857
Manufactures	<b>123,632</b>	35,024	74,295	82,820	212,405	74,915	108,107	70,526	38,964	1,877
Total Sales Tax	<b>10,455,964</b>	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	<b>1,045,596,350</b>	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

### Oasis Outdoors Mixed-Use Development

Located directly across from Oasis Shopping Center



## Star Bond District Attractions

Economic Impact of Oasis Sports Complex & Oasis Mixed-Use Developments

\*Feasibility study conducted by Johnson Consulting (Project 1 Completion)



**556,000**

Annual Visitors

**2,310**

New Jobs  
After 5<sup>th</sup> Year

**\$148 M**

Annual Increased  
Revenue

**\$310 M**

Annual Direct  
Spending

**\$585 M**

Annual Economic  
Impact

## Oasis Fieldhouse & Hotel

\*Feasibility study conducted by Mammoth (Year 5)

**240,000+**

Annual Visitors

**228**

New Jobs  
After 5<sup>th</sup> Year

**\$10.2 M**

Annual Increased  
Earnings

**\$21.5 M**

Annual Direct  
Spending

**\$40.5 M**

Annual Economic  
Impact

## Oasis Sports Complex

\*This project has been fully vetted and researched by SFA (at stabilization)

**450,000**

Annual  
Visitors

**82,725**

Annual Room  
Nights

**\$68.5 M**

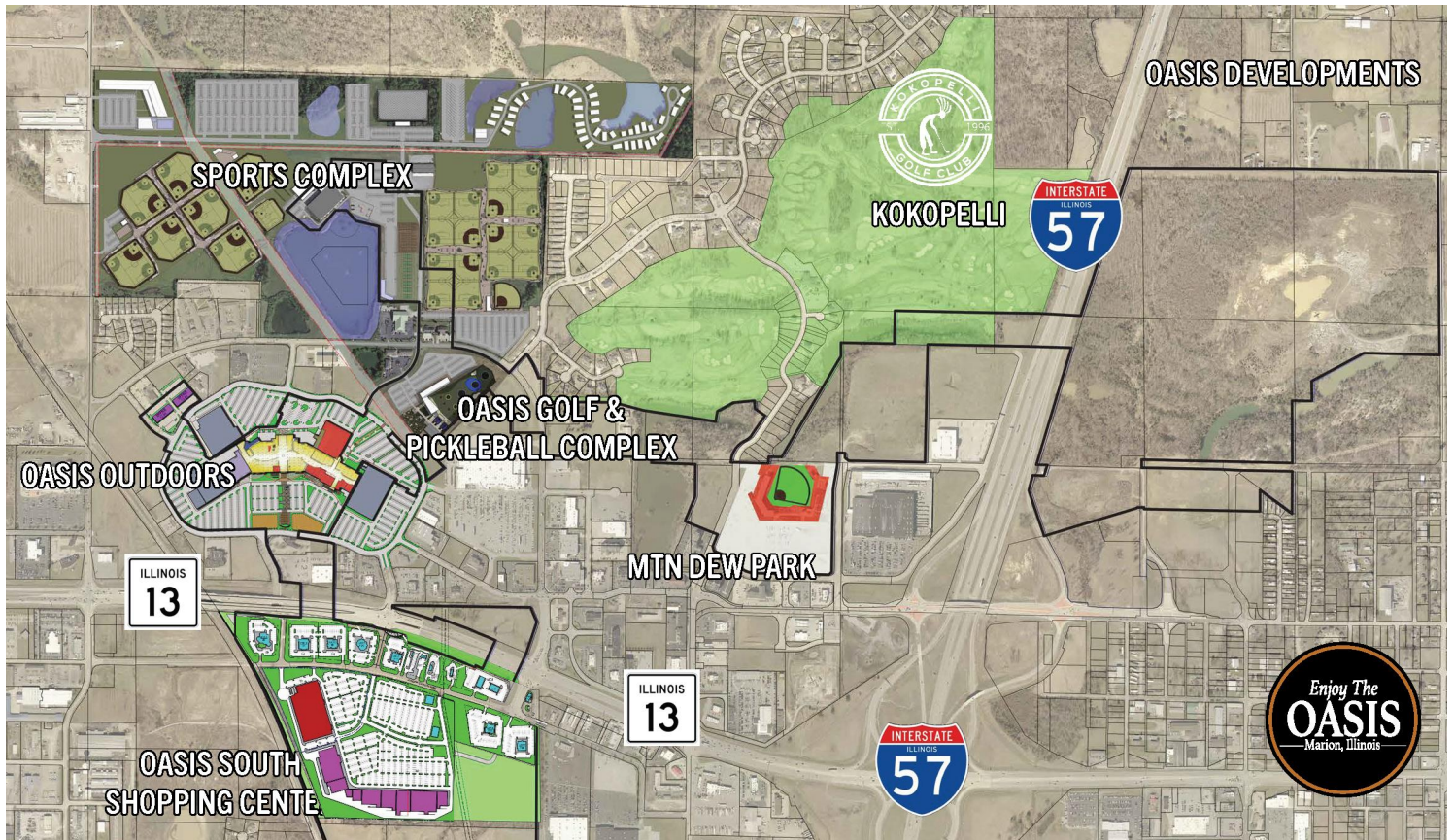
Annual  
Spending

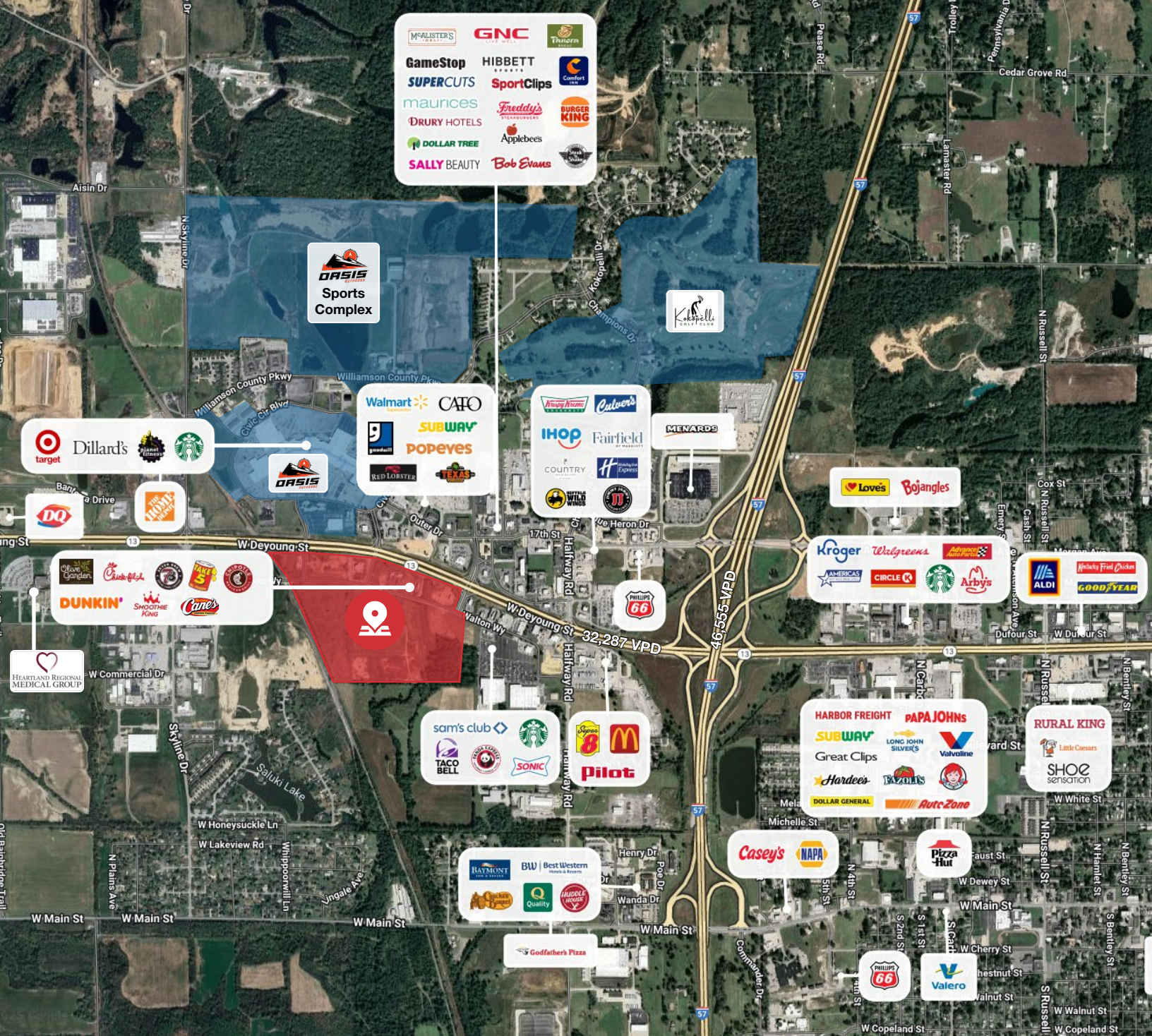
**170**

Tournaments &  
Events Annually

## Oasis Outdoor Development Site Plan

*"If Star Bond is the engine for economic growth in Southern Illinois, then the Oasis Sports Complex is that engine's supercharger!" - Michael Absher, Marion Mayor*





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