

# Valley View Plaza

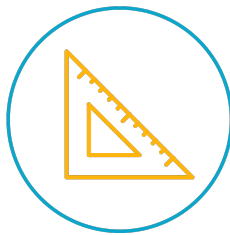
Walmart Shadow Center

3308 S. Western Ave, Marion, IN

46953



**GLA**  
29,974 SF



**Space Available**  
5,625 SF



**True Trade Area Population**  
49,882



**Traffic Count**  
25,574

## Market Highlights

- Walmart Shadow Center with 2.5M annual visits
- Located along main retail corridor in Marion along Highway 15
- Anchor tenants: Gamestop and AT&T

With Walmart anchoring this retail center, the area attracts significant traffic and visibility with an estimated 2.5M annual visits. Located along the main retail corridor of Highway 15, the area attracts shoppers from Marion and surrounding small towns, and is a perfect location for retail, healthcare services, or a restaurant.

### For More Information:

Austin Hannah | Leasing Associate |  
(636) 324-2620 | austin@mrpstl.com

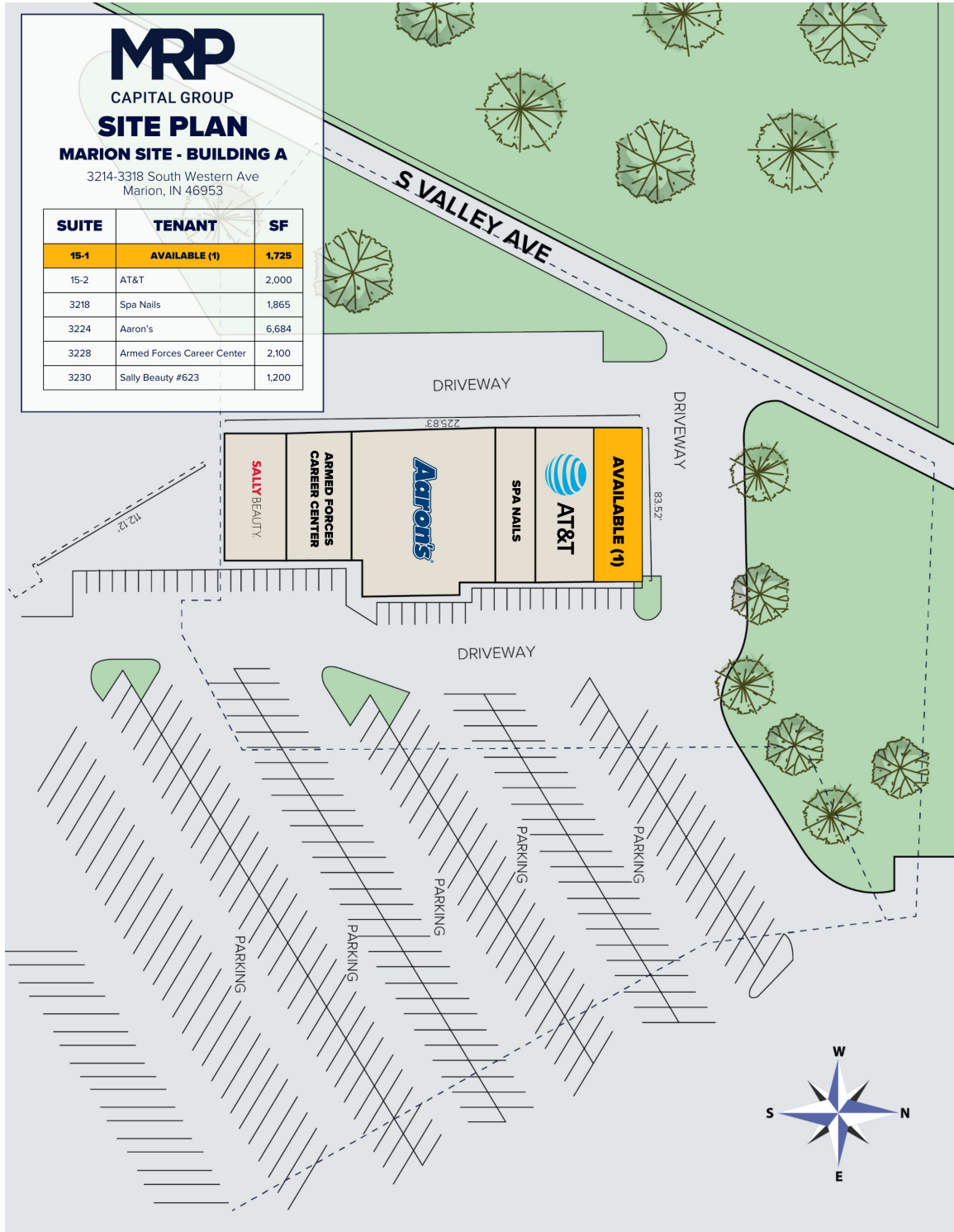


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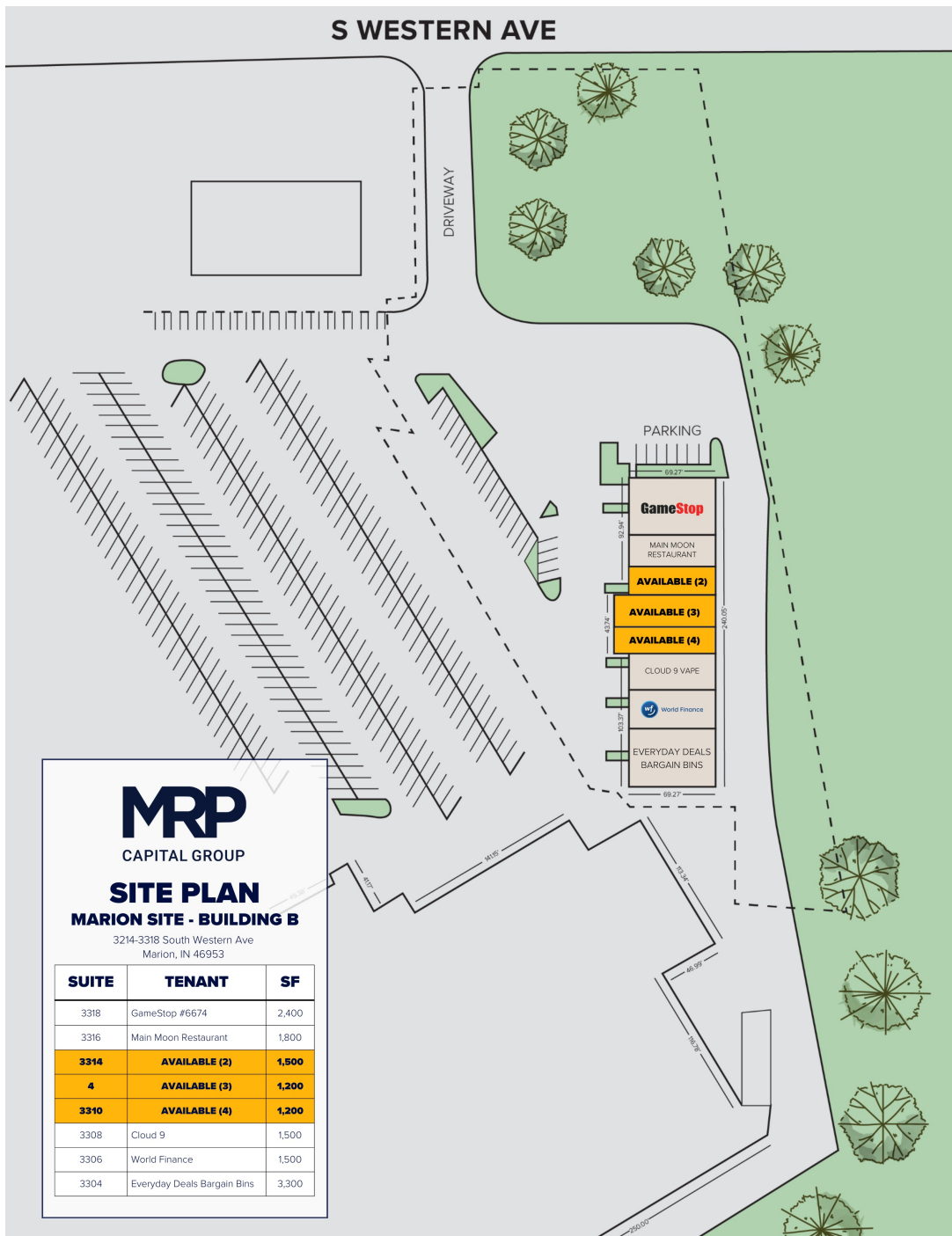


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