

# Valley View Plaza

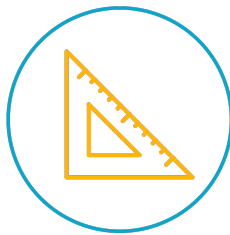
Walmart Shadow Center

3308 S. Western Ave, Marion, IN

46953



**GLA**  
29,974 SF



**Space Available**  
11,325 SF



**True Trade Area Population**  
49,882



**Traffic Count**  
25,574

## Market Highlights

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

Valley View Plaza is anchored by a high-performing Walmart with 2.5M annual visits that draws shoppers from across Marion and surrounding small towns. The plaza shares an entrance with Walmart, ensuring a steady stream of customers and high visibility for your business, making it a perfect location for retail, healthcare services, or a restaurant.

### For More Information:

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**MRP** CAPITAL GROUP

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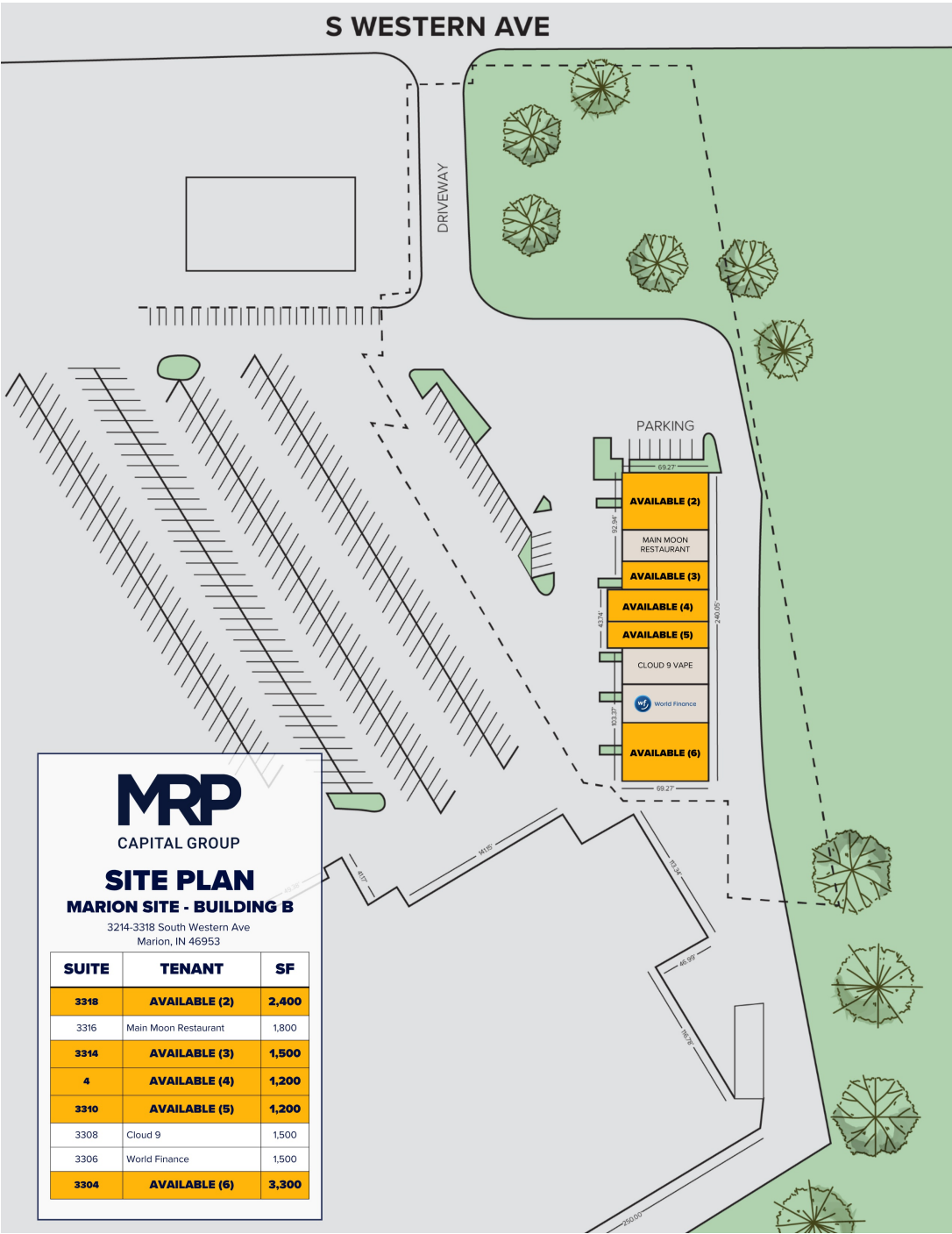
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