

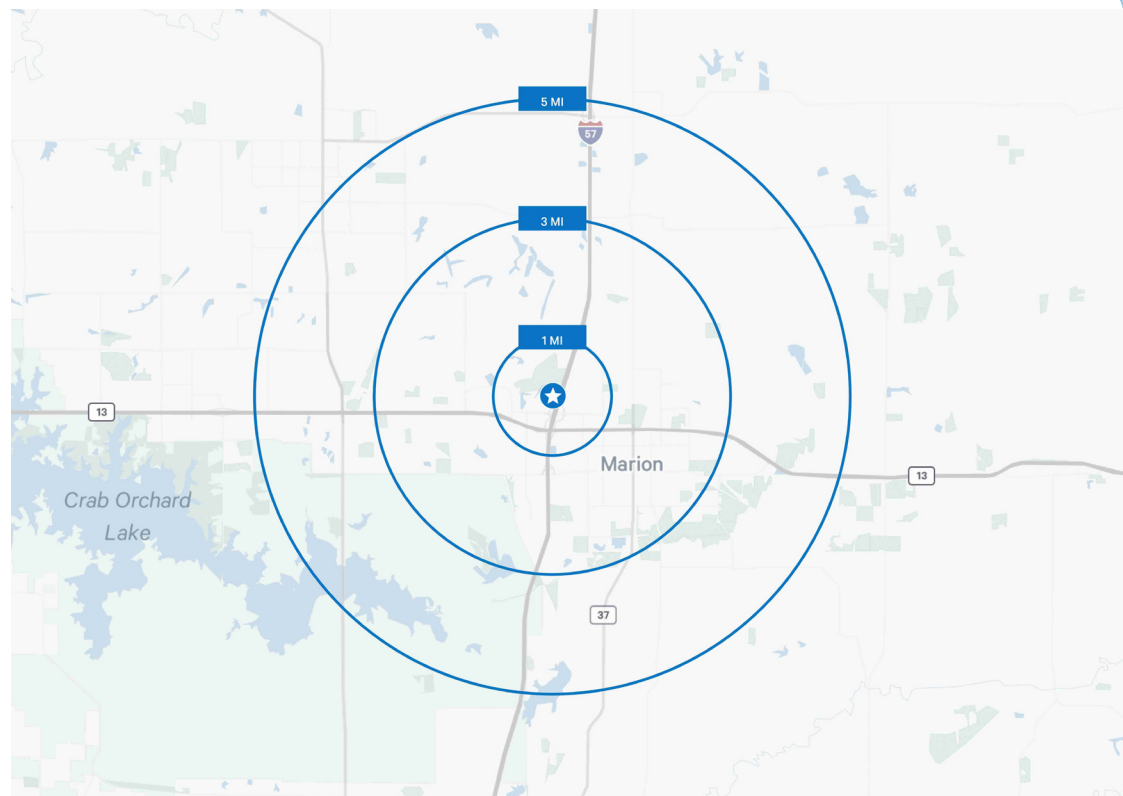
±14.92 ACRE RETAIL OR WAREHOUSE SITE
2480 BLUE HERON DRIVE
FOR LEASE

MARION, IL



PROPERTY INFO

- + 14.92 acre site with two buildings
- + 50,200 SF building built in 2015
 - +/-20' ceilings; 2 docks & 1 drive-in
 - Large parking field (246 parking spaces)
 - Former Gander Outdoors store
- + 12,000 SF building built in 2019
 - +/-20' ceilings
 - 10 oversized drive-in doors
 - +/-10.3 acres paved fenced asphalt lot
 - Former Camping World RV service center
- + Large pylon sign & excellent I-57 visibility and access



CONTACT BROKER FOR PRICING

PAUL FUSZ

First Vice President
+1 314 655 6046
paul.fusz@cbre.com

JOSH ROEDEMEIER






First Vice President
+1 314 655 5942
josh.roedemeier@cbre.com

NICK GARAVAGLIA

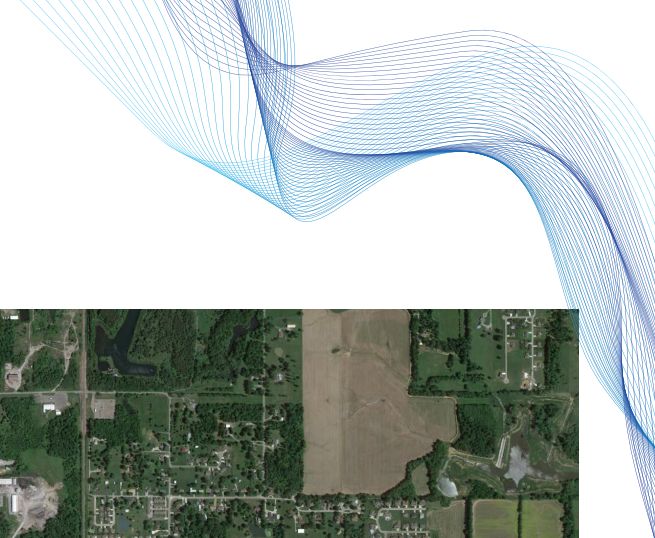
Vice President
+1 314 655 5827
nick.garavaglia@cbre.com

CHARLIE FARON

Associate
+1 314 655 5922
charlie.faron@cbre.com

				
DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	POPULATION	HOUSEHOLDS
4,993 - 1 mile	\$91,348 - 1 mile	\$70,797 - 1 mile	1,208 - 1 mile	627 - 1 mile
26,418 - 3 miles	\$85,119 - 3 miles	\$59,499 - 3 miles	16,292 - 3 miles	7,426 - 3 miles
37,269 - 5 miles	\$88,843 - 5 miles	\$65,334 - 5 miles	27,456 - 5 miles	12,372 - 5 miles

An aerial photograph of a landscape featuring a large, irregularly shaped brown field in the center, surrounded by green fields and dense trees. A blue wireframe overlay, consisting of many thin, curved lines, is draped over the top half of the image, creating a sense of depth and movement.



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SITE AERIAL



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SITE PLAN

