

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

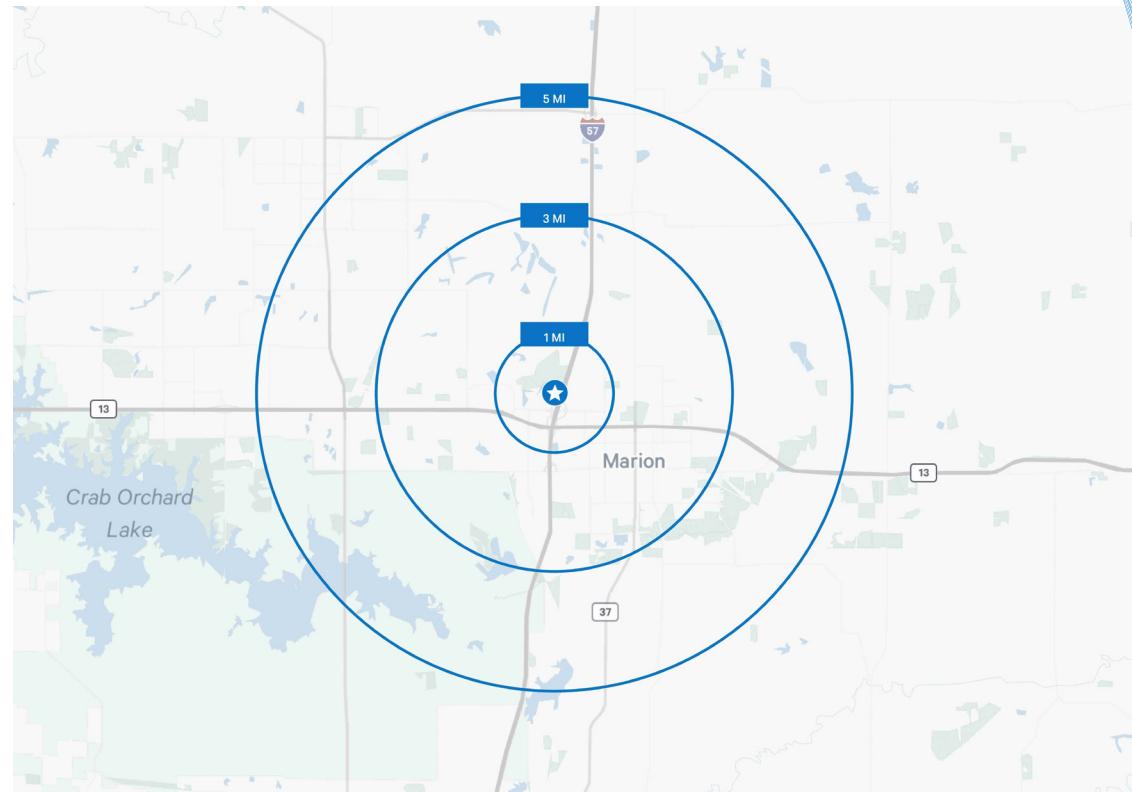
MARION, IL



**CBRE**

# 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



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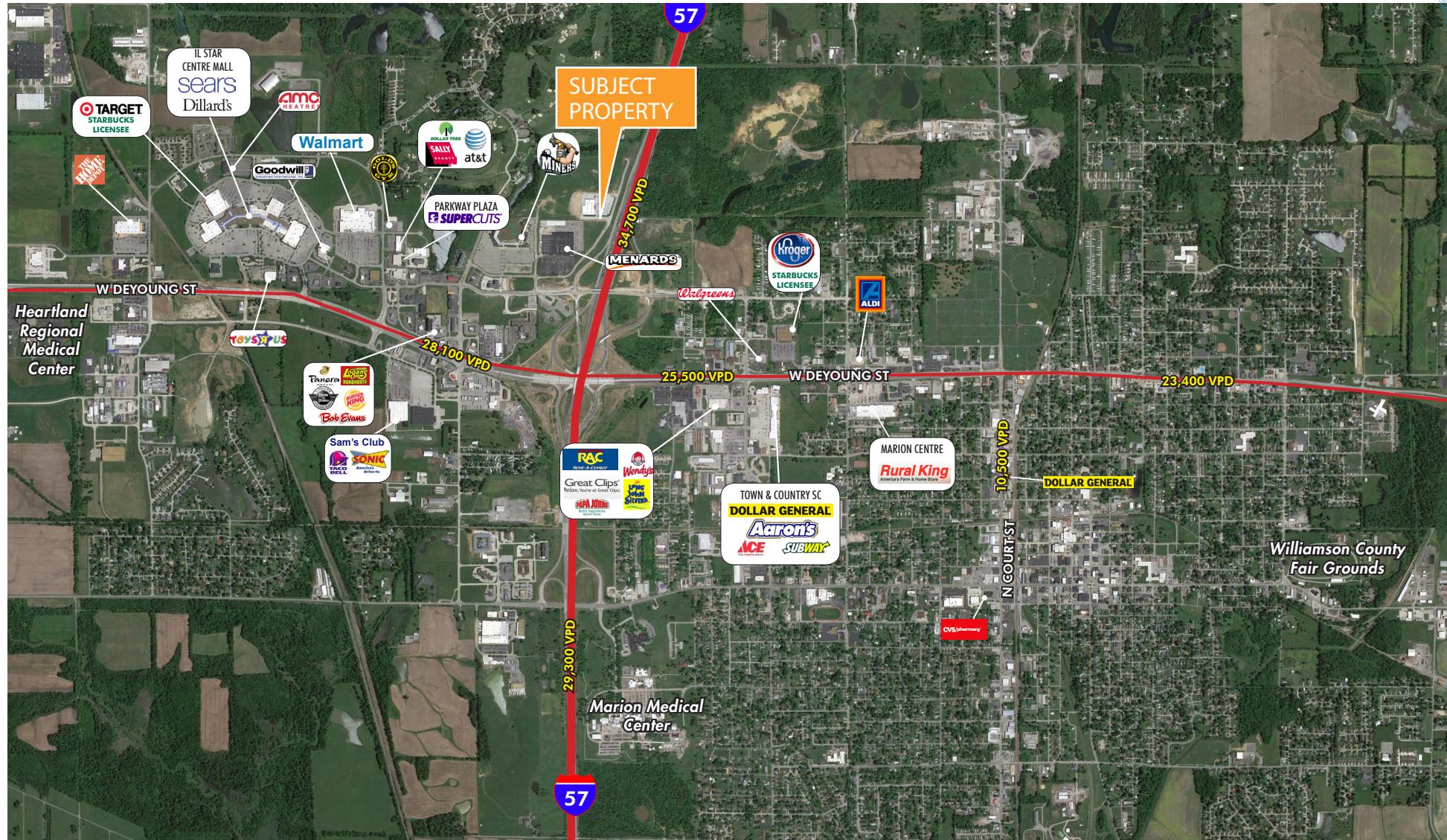
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	DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	POPULATION	HOUSEHOLDS
1 mile	4,993 - 1 mile	\$91,348 - 1 mile	\$70,797 - 1 mile	1,208 - 1 mile	627 - 1 mile
3 miles	26,418 - 3 miles	\$85,119 - 3 miles	\$59,499 - 3 miles	16,292 - 3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

# TRADE AERIAL

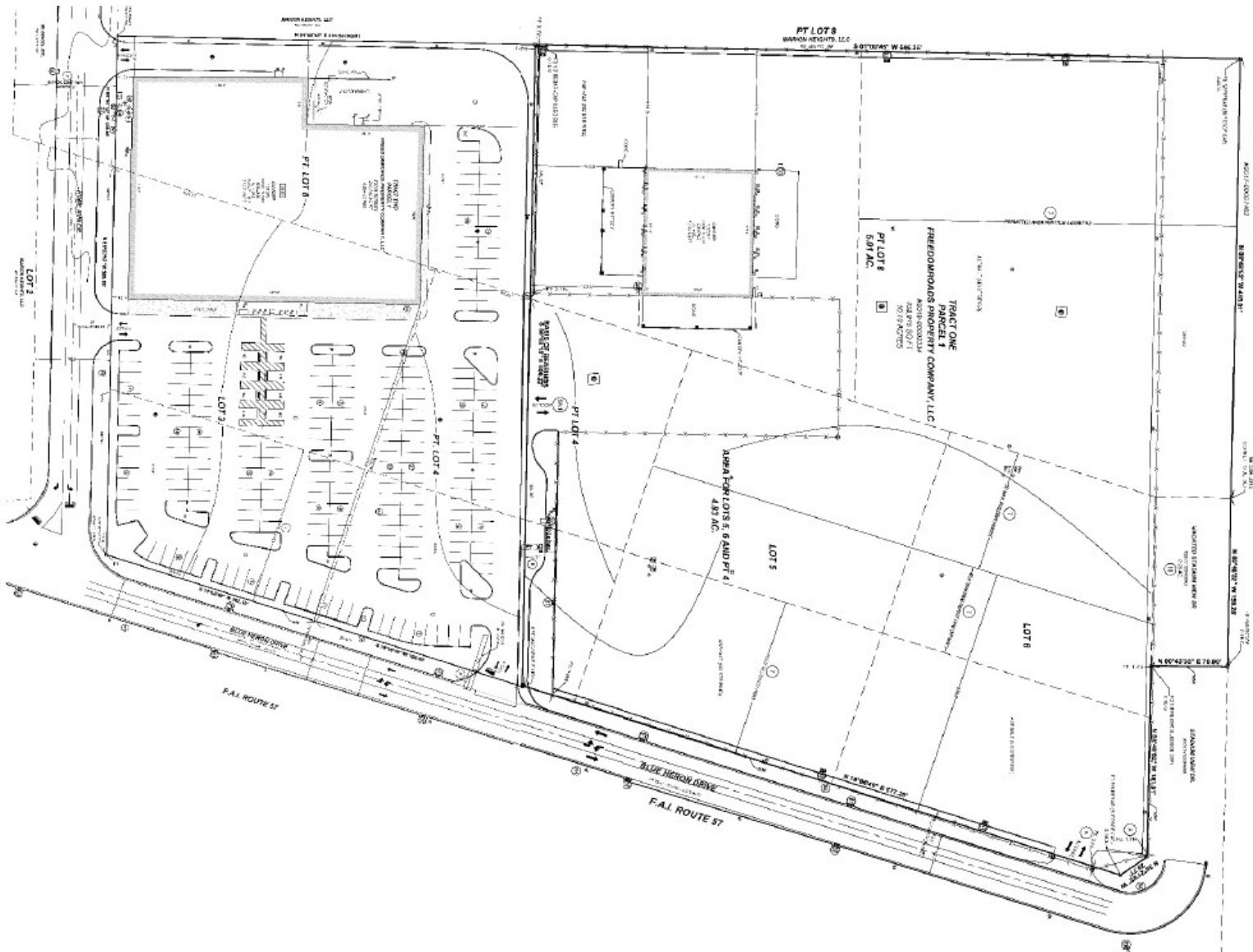


# SITE AERIAL



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# SITE PLAN



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