



FOR **SALE** LAND
PROPERTY



1412 W. Kem Rd.
Marion, IN 46952

3.11 Acre Development Site Marion, IN

About The Property

- Located at the intersection of SR 15 (Baldwin Ave.), SR 9 (Wabash Ave.) & Kem Rd.
- High traffic retail site with accessibility and visibility
- Ideal for a wide variety of commercial uses
- Ready for your development
- Sale price: \$640,000
(\$205,788/Acre)



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

3.11 ACRE DEVELOPMENT SITE MARION, IN

ACREAGE/LOCATION/ZONING

Total Land Area	3.11 Acres
Street Address	1412 W. Kem Rd.
City, State, Zip	Marion, IN 46952
County/Township	Grant/Pleasant
City Limits	Inside
Zoning	GB/General Business

POPULATION DEMOGRAPHICS

1 Mile	5,041
5 Miles	35,118
10 Miles	56,451

NEARBY RETAILERS

Speedway	Walgreens
Wendy's	Save-On Liquors
Anytime Fitness	Casey's General Store
Long John Silver's	A&W
Applebee's	Planet Fitness
Jo-Ann Fabrics	McDonald's
Verizon	Pizza King
Star Financial Bank	Near North Title
Roses	Buffalo Wild Wings
O'Reilly Auto Parts	Dollar General
Burger King	Fresh Market

PRICE/AVAILABILITY

Sale Price	\$640,000
Sale Price/Acre	\$205,788
Availability	Immediately

PROPERTY TAXES

Parcel Number	27-03-36-104-028.000-023
Assessment: Land	\$225,200
Improvements	\$12,700
Total Assessment	\$237,900
Annual Taxes	\$7,137.00 (\$0.05/SF)
Tax Year	2022 payable 2023

TRANSPORTATION/PARKING

Major Road Nearest Site	SR 15
Distance to Interstate	25 Miles - I-69
Parking Lot	Asphalt
Parking Spaces/Size	75 Spaces/103,700 SF
	2 Access Points
Traffic Counts:	
W. Kem Rd.	9,079 VPD
N. Baldwin Ave. (SR 15)	13,525 VPD



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RETAILER MAP

3.11 ACRE DEVELOPMENT SITE MARION, IN



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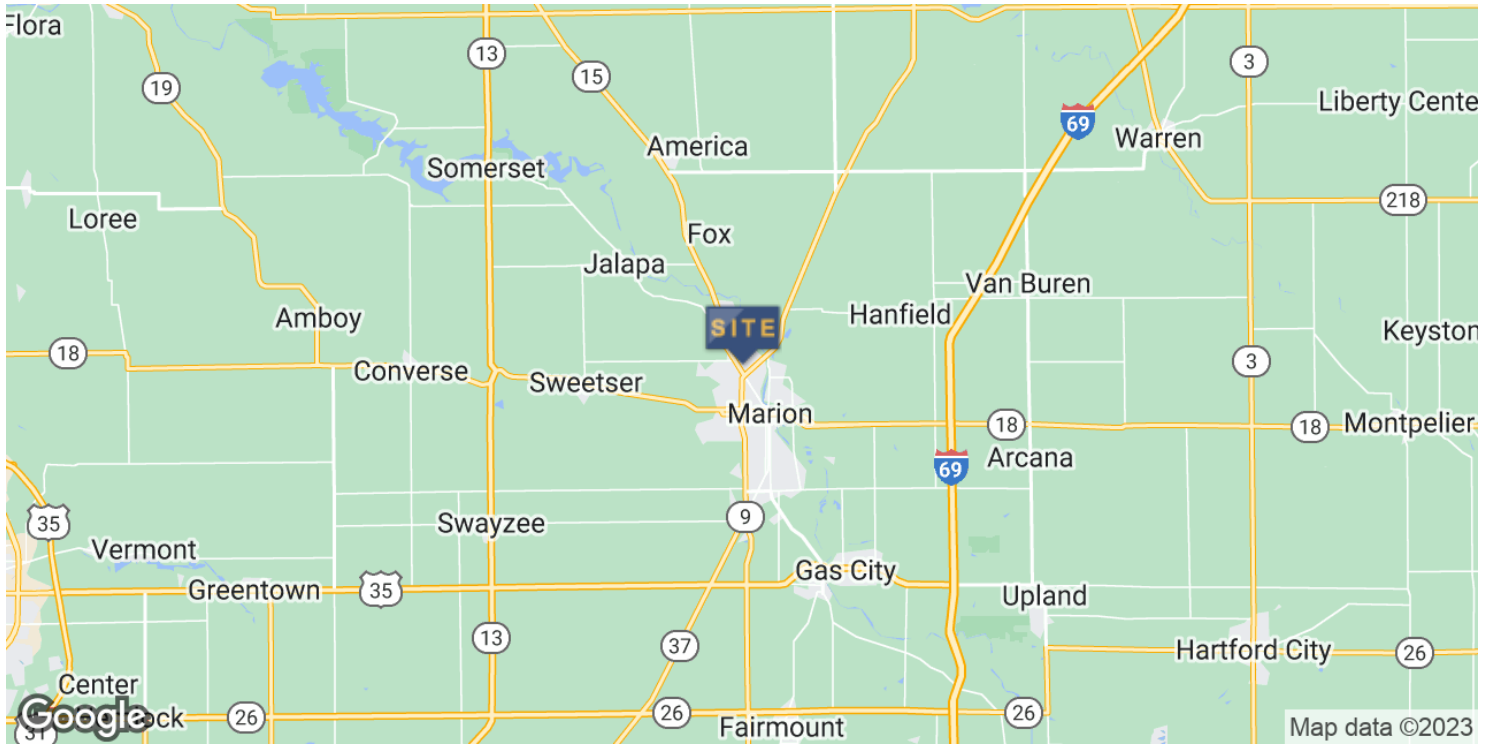
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LOCATION MAP

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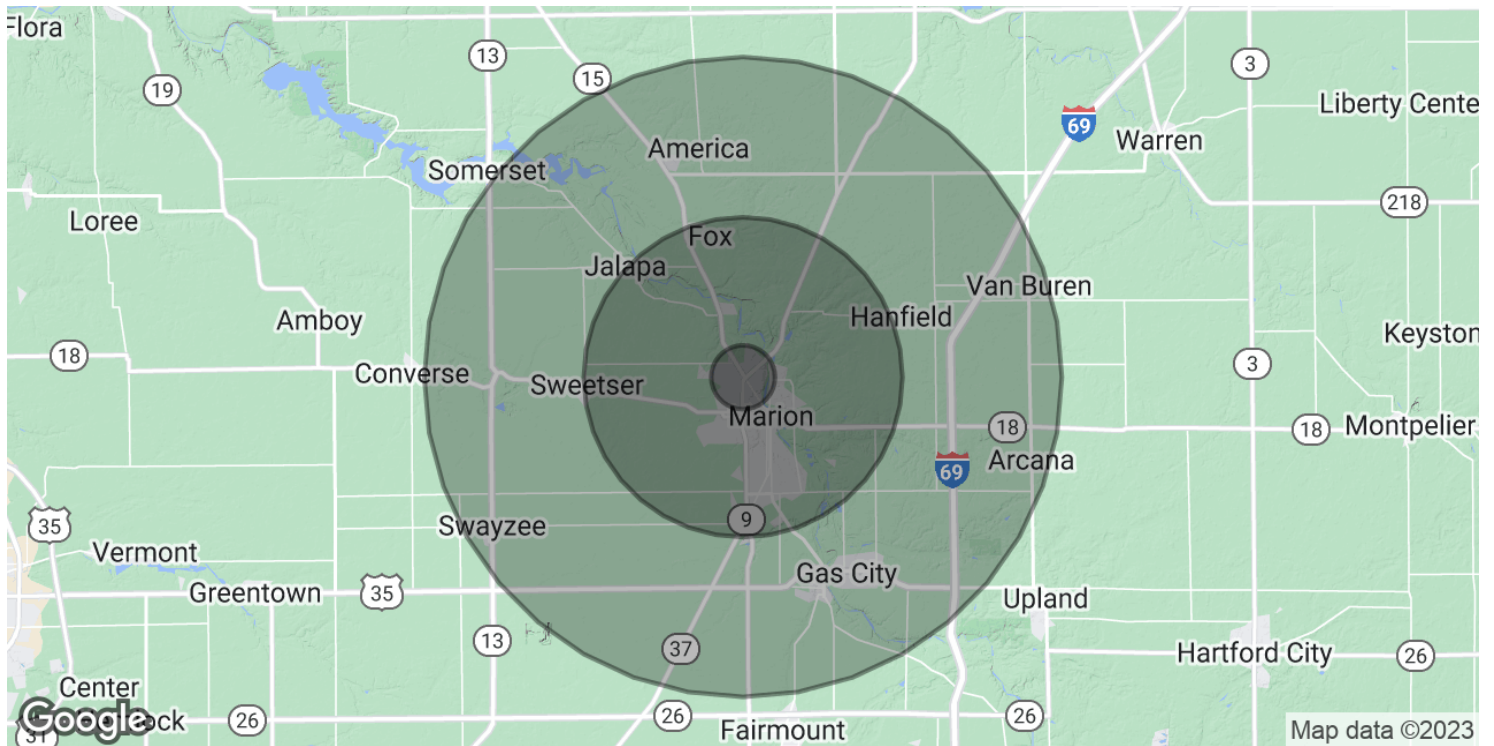
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DEMOGRAPHICS MAP & REPORT

3.11 ACRE DEVELOPMENT SITE MARION, IN



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,041	35,118	56,451
Average Age	49.3	40.7	41.7
Average Age (Male)	45.5	39.3	40.8
Average Age (Female)	52.5	42.7	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,719	16,591	26,812
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$60,407	\$48,249	\$51,347
Average House Value	\$105,008	\$87,498	\$98,163

* Demographic data derived from 2020 ACS - US Census



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