

AVAILABLE



**1121 N Baldwin Ave
Marion, IN 46952**

**DENSE RETAIL
CORRIDOR**

**+/-25,000
Vehicles Daily**

- Former Advance Auto Parts on Outlot to Five Points Mall
- 0.69 Acre Lot with Multiple Points of Ingress/Egress
- National Retailers Close By-Planet Fitness, Buffalo Wild Wings, Subway, Ruler Foods, McDonald's and More
- Located Along Main Retail Corridor of Marion
- University/College Town-Indiana Wesleyan University
- Open Retail Box

Building Size: 6,888 SF

APN: 27-03-36-401-033.000-023

Year Built: 2006

Zoning: Commercial

Land Size: 0.69 Acres

Availability: Immediate

Jordan Klink

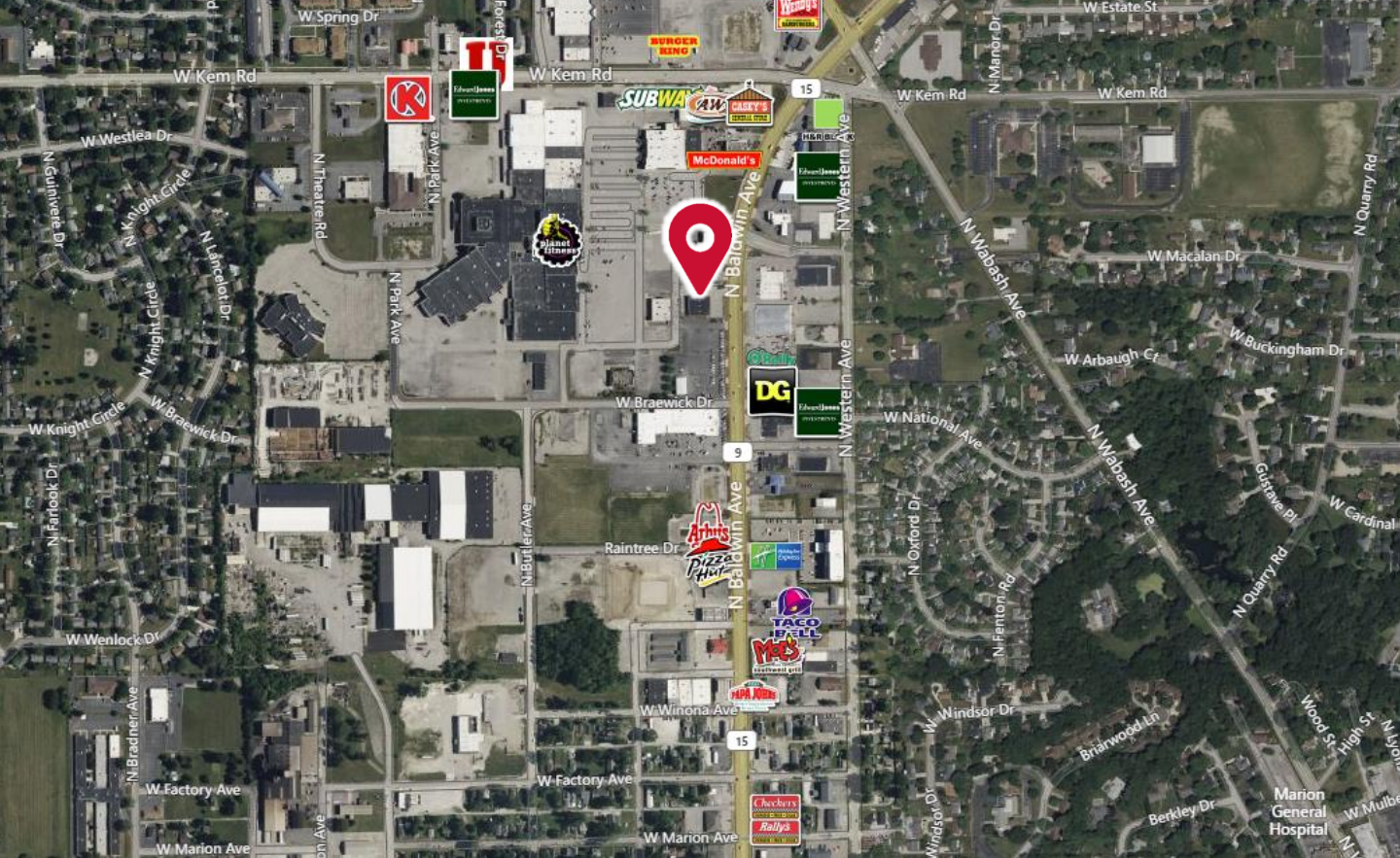
Marcus & Millichap
Phone: 317-250-6734

Email: jordan.klink@marcusmillichap.com

Cory Detamore

Xmark Midwest
Phone: 219-808-4075

Email: corydetamore@gmail.com



	1 Miles	3 Miles	5 Miles
POPULATION			
2010 Population	8,422	25,645	38,557
2021 Population	7,542	23,429	35,564
2027 Population Projection	7,345	22,990	34,975
HOUSEHOLDS			
2010 Households	3,788	10,942	15,382
2021 Households	3,386	10,011	14,100
2026 Household Projection	3,302	9,820	13,837
DEMOGRAPHICS			
Avg Household Income	\$60,763	\$54,489	\$56,810
Median Household Income	\$44,546	\$39,771	\$41,239
< \$25,000	925	3,017	4,179
\$25,000 - 50,000	1,004	3,132	4,140
\$50,000 - 75,000	598	1,653	2,329
\$75,000 - 100,000	323	836	1,352
\$100,000 - 125,000	213	694	1,053
\$125,000 - 150,000	111	275	397



Jordan Klink

Marcus & Millichap
Phone: 317-250-6734

Email: jordan.klink@marcusmillichap.com

Cory Detamore

Xmark Midwest
Phone: 219-808-4075

Email: corydetamore@gmail.com