



VALLEY VIEW PLAZA

3156-3164 South Western Avenue
Marion, IN

Additional information at
ValleyViewPlaza-CBRE.com



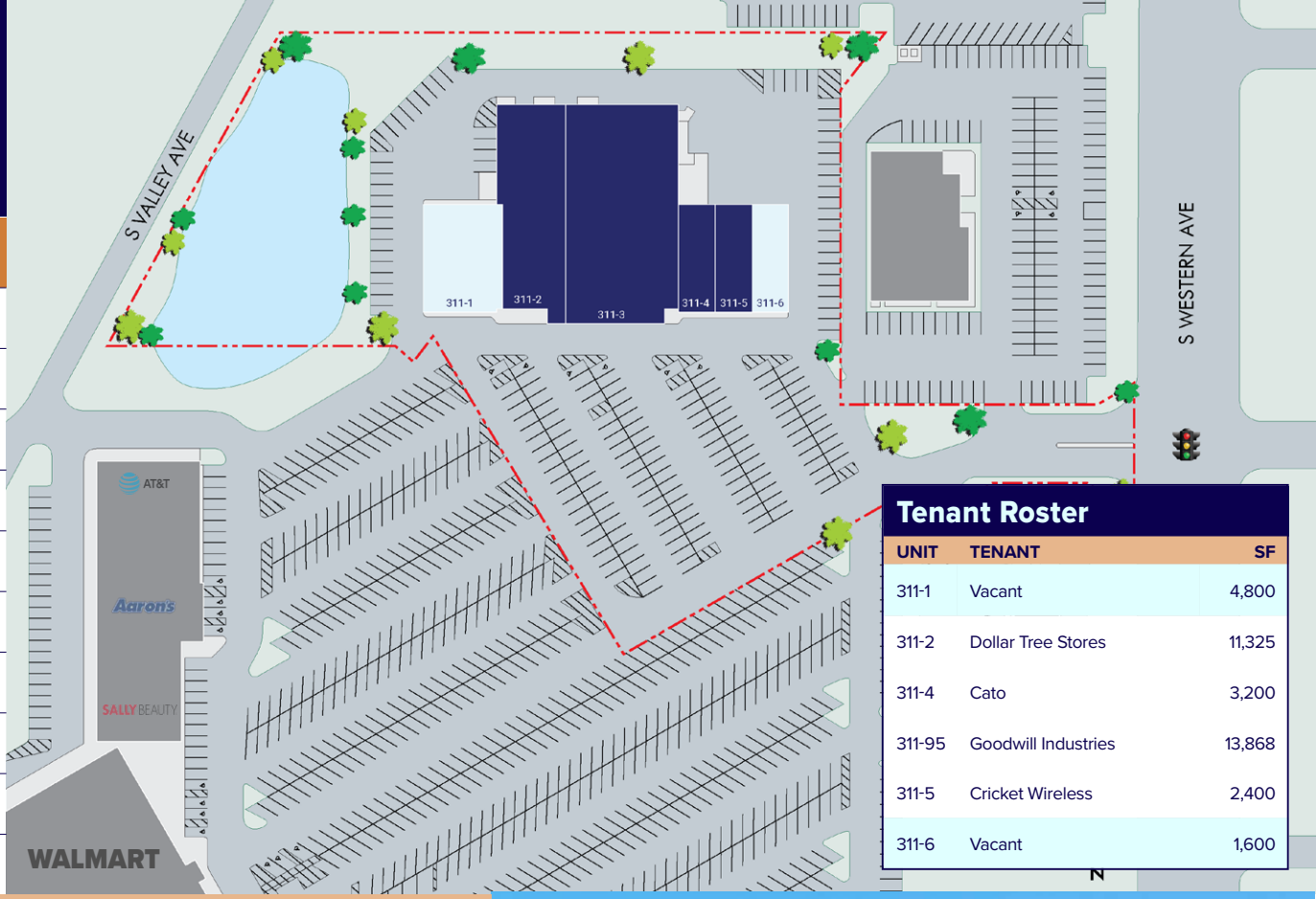
CBRE

NATIONAL RETAIL PARTNERS – MIDWEST

VALLEY VIEW PLAZA

OFFERING SUMMARY

Property Name	Valley View Plaza
Location	3156-3164 S. Western Ave., Marion, IN
Year Built	1998
Total GLA	37,193 SF
Site Size	± 4.71 Acres / 205,002 SF
Occupancy	82.80%
Price	\$3,524,670
Cap Rate	8.50%
In-Place NOI	\$299,597
WALT	1.58 Years



Tenant Roster		
UNIT	TENANT	SF
311-1	Vacant	4,800
311-2	Dollar Tree Stores	11,325
311-4	Cato	3,200
311-95	Goodwill Industries	13,868
311-5	Cricket Wireless	2,400
311-6	Vacant	1,600

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