

SALE



UP TO 1.72 AC

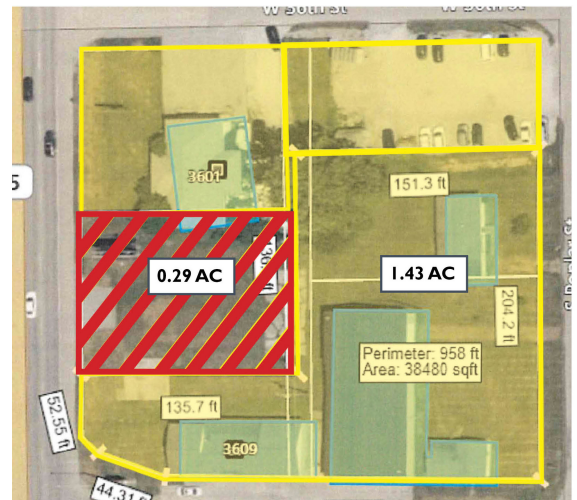
DEVELOPMENT OPPORTUNITY



3609 S. WESTERN AVE., MARION, IN 46953

ONE CITY BLOCK - UP TO 1.72 ACRES

- Prime development site located along S. Western Ave. in Marion's fastest-growing retail corridor
- 1.72-Acre site offers excellent ingress/egress and visibility at a high-traffic, signalized corner
- Close to Indiana Wesleyan University and Marion Health—ideal for capturing student and staff traffic
- Near Walmart Supercenter, Meijer, Menards, Walgreens, high-traffic shopping centers, and fast-casual dining
- Perfect for drive-thru, retail pad, QSRs, medical, or service-based tenants
- Zoned for diverse commercial uses



SALE PRICE

CONTACT BROKER

Total Acres Offered by Bradley:

Approx. 1.43 Acres

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

CHAD VOGLEWEDE
Senior Broker
260.423.4311
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BRADLEYCO.COM



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LAND



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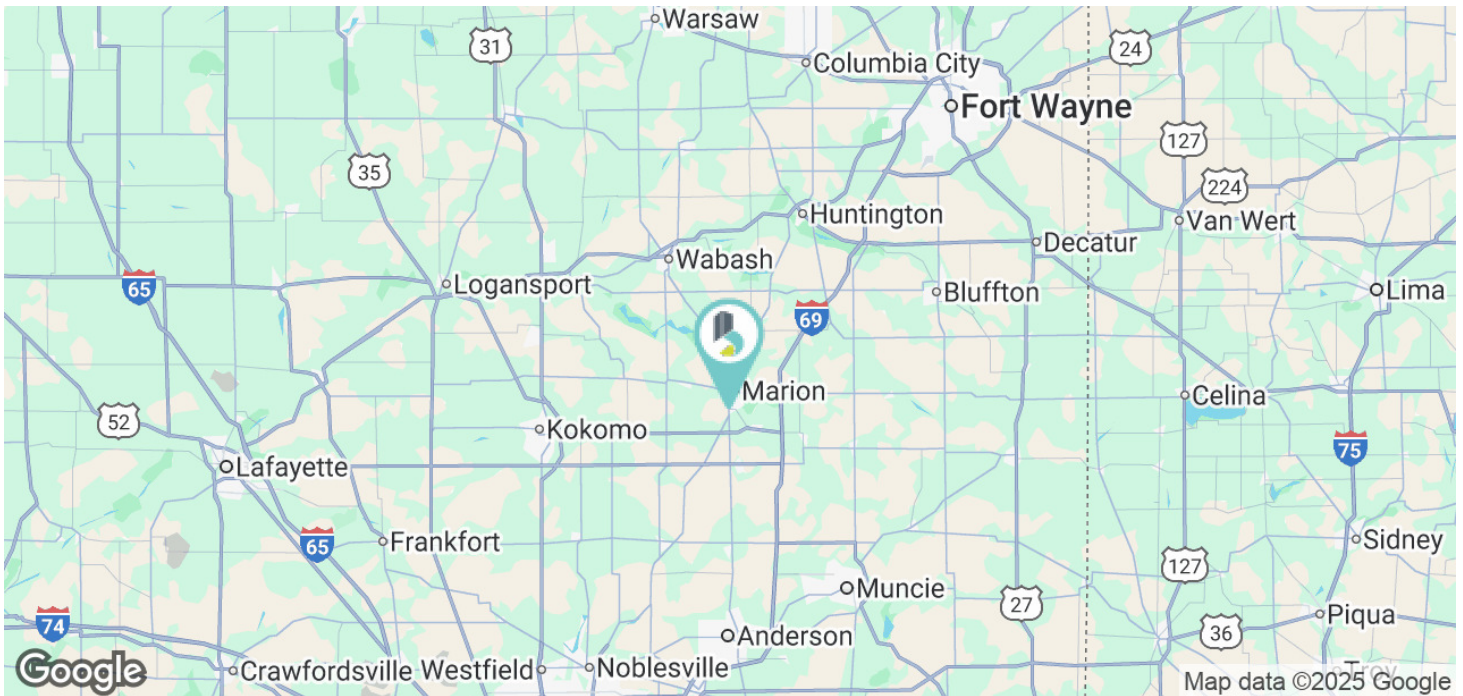
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LAND



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,392	40,728	61,314
Average Age	36	41	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,013	16,583	24,698
Average HH Income	\$53,707	\$61,007	\$67,358
Average House Value	\$110,641	\$150,747	\$165,473

TRAFFIC COUNTS

S. Western Ave.	28,748/day
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Demos derived from AlphaMap.

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