



PRIME RETAIL SPACE

FOR LEASE

 3405 - 3409 S Western Ave, Marion, IN

 750 - 1864 sqft **\$ 8 - 12 SF / YR**

PROPERTY HIGHLIGHTS

- Location: Situated on S Western Ave, a high-traffic corridor in Marion, ensuring excellent visibility and accessibility.
- Type: Neighborhood Shopping Center / Strip Center
- Traffic & Accessibility: Positioned in a well-populated area with steady foot traffic and easy access for both local residents and commuters.

This space is located in a neighborhood shopping center/strip mall within an Enterprise Zone, making it ideal for a variety of retail or service-oriented businesses.



 **317-236-9172**

 sflanagan@rplux.com

STEVE FLANAGAN

Licensed Real Estate Broker
License No.: RB16001253

R.P. Lux

Commercial Real Estate Services

3405 - 3409 S WESTERN AVE

AVAILABLE SPACES

3409 - 103/104 WITH STORAGE

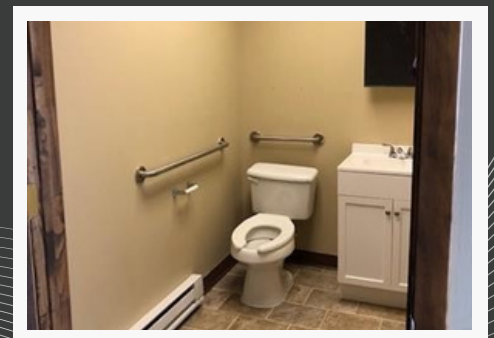
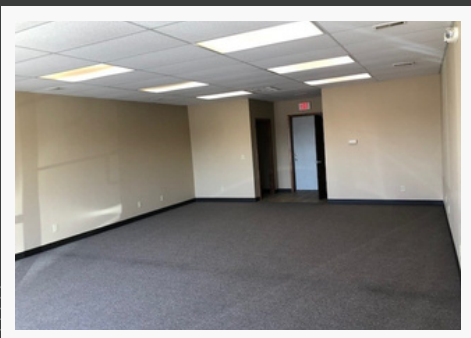
- Size: 1,864SF (1047 SF for Unit 103/104 & 817 SF for Storage)
- Base Rent: \$8-12/SF (\$1242.67-1864/month)
- Additional Costs: \$418.55/month NNN fees; Tenant responsible for all utilities
- Leased together with its adjacent storage unit for added space. Cannot be leased alone.

3405

- Size: 750 SF
- Base Rent: \$8-12/sf
\$500-750/mo
- Additional Costs: \$188.88/month NNN fees; Tenant responsible for all utilities

3407

- Size: 750 SF
- Base Rent: \$8-12/sf
\$500-750/mo
- Additional Costs: \$188.88/month NNN fees; Tenant responsible for all utilities



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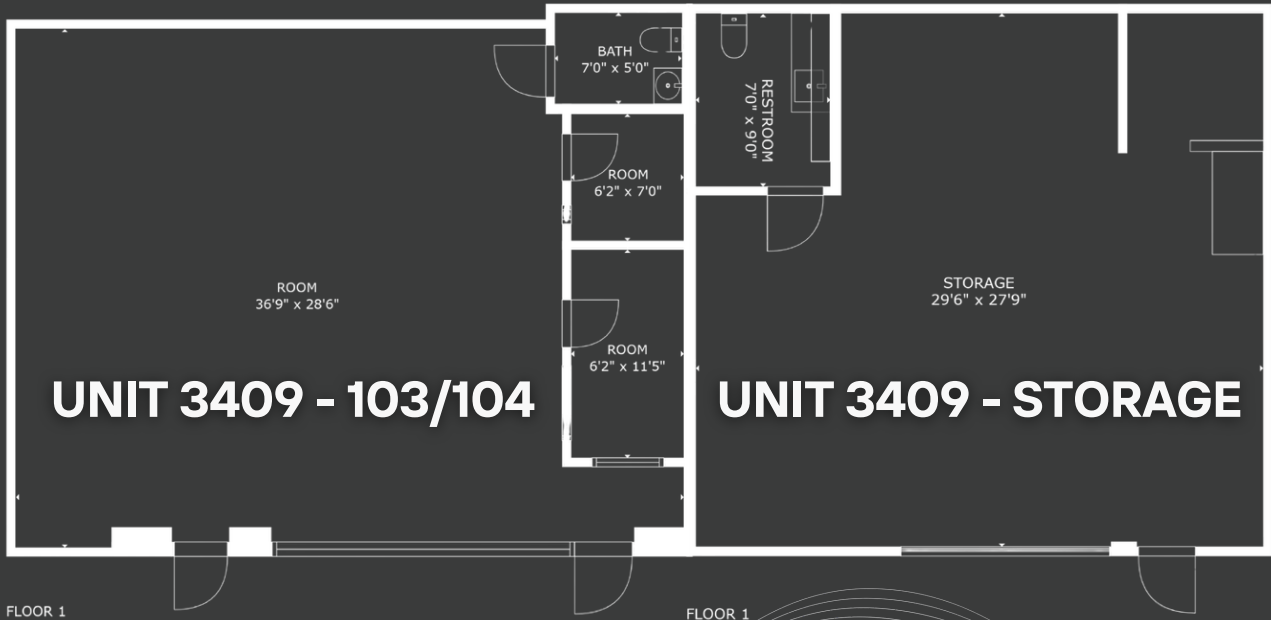
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FLOOR PLANS



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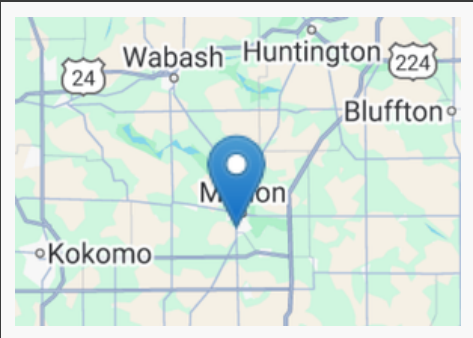
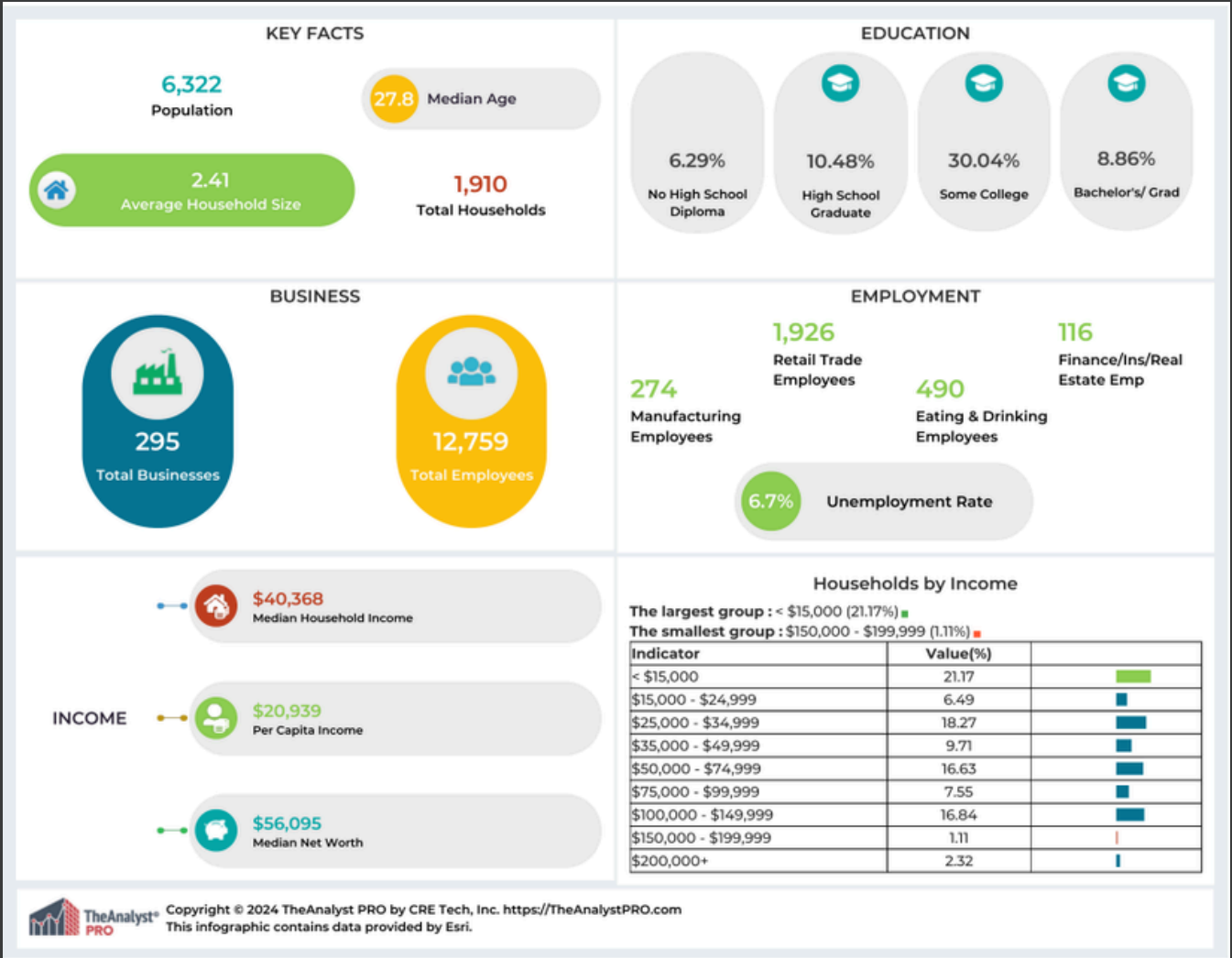
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KEY REPORTS



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