

AVAILABLE FOR
SALE OR LEASE



VACANT MOVIE THEATRE

713 N THEATRE RD, MARION, IN 46952

ACRE
PARTNERS

PROPERTY HIGHLIGHTS

The property features a 36,542-square-foot vacant movie theatre situated on 6.90 acres. Built in 2005, the theatre includes 12 movie screens and is positioned as an outlet to the Five Points Mall. It is located just four miles from Indiana Wesleyan University and offers 374 surface parking spaces.



PRICE

NEGOTIABLE



YEAR BUILT/RENOVATED

2005



BUILDING AREA

36,542 SF



LOT AREA

6.90 AC





INVESTMENT HIGHLIGHTS



Value-Add Opportunity with Existing Theatre Infrastructure:

The property includes a fully built 36,542-square-foot movie theatre with 12 screens, projection rooms, concession areas, and seating—all in place from its prior use, plus an extensive surface parking lot.



Strategic Retail Location Near Five Points Mall:

Positioned as an outlet to the Five Points Mall, the property benefits from excellent visibility and strategic co-tenancy alongside prominent national retailers and restaurants. Located within the established Five Points Mall retail corridor, the site enjoys close proximity to exterior-access tenants such as Planet Fitness, Dollar Tree, JoAnn Fabrics, McDonald's, and Buffalo Wild Wings, reinforcing its appeal as a high-traffic commercial destination.





713 N THEATRE RD
MARION, IN 46952

🚗 N BALDWIN AVE | 23,000 VPD

Needler's FRESH MARKET Wendy's

ANYTIME FITNESS JIMMY JOHN'S GOURMET SANDWICHES

Ryler FOODS by Hygro ROSES McDonald's

JOANN SUBWAY

Applebee's planet fitness

Casey's BUFFALO WILD WINGS LONG JOHN SILVERS

713 N THEATRE RD MARION, IN 46952

Dunham's SPORTS

Pizza Hut Arby's

DUNKIN' DONUTS DOLLAR GENERAL TACO BELL

Rally's CRAZY GOOD FOOD! O'Reilly AUTO PARTS Moe's southwest grill

Edward Jones GEORGIE'S RESTAURANT

AEP FISHER BODY SUB STATION

🚗 W 2ND ST | 7,000 VPD

Dunham's SPORTS BIGLOTS!

Dominos Pizza ALDI ups

Wendy's Arby's

Little Caesars Pizza

CVS

OTIS BARBECUE

ACRE PARTNERS

SURROUNDING THEATRES

FORT WAYNE

MARION

18 miles

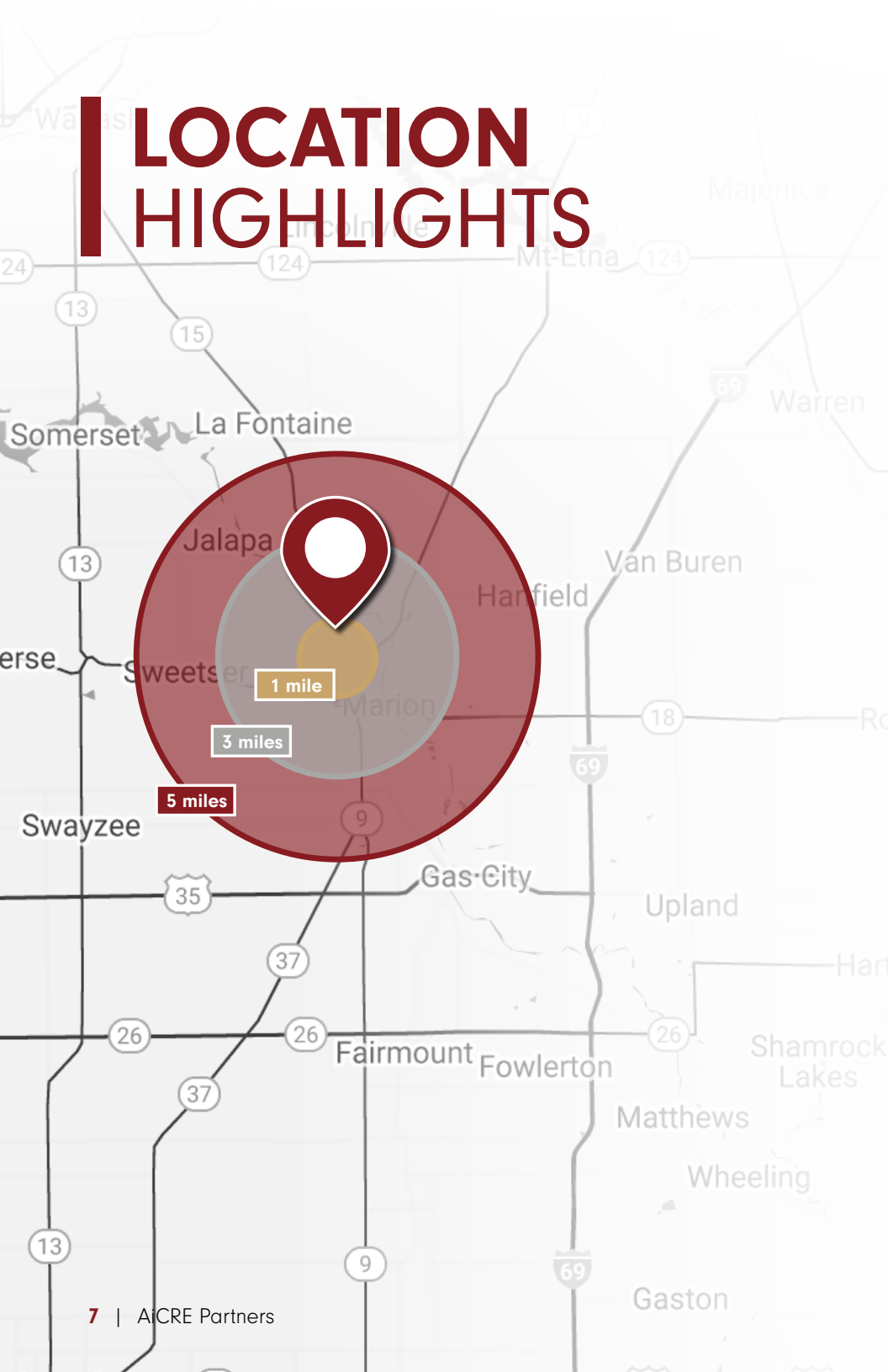
INDIANAPOLIS

- 1** VACANT MOVIE THEATER
713 N THEATRE RD, MARION, IN 46952
- 2** EAGLES THEATRE
106 W MARKET ST, WABASH, IN 46992
- 3** GQT HUNTINGTON 7
350 HAUENSTEIN RD, HUNTINGTON, IN 46750
- 4** ALEXANDRIA MOVIE THEATRE
713 N THEATRE RD, MARION, IN 46952
- 5** AMC MUNCIE 12
860 E PRINCETON AVE, MUNCIE, IN 47303
- 6** EMAGINE NOBLESVILLE
13825 NORELL RD, NOBLESVILLE, IN 46060
- 7** REGAL NOBLESVILLE
10075 TOWN AND COUNTRY BLVD,
NOBLESVILLE, IN 46060
- 8** DIANA THEATRE
137 E JEFFERSON ST #1909, TIPTON, IN 46072

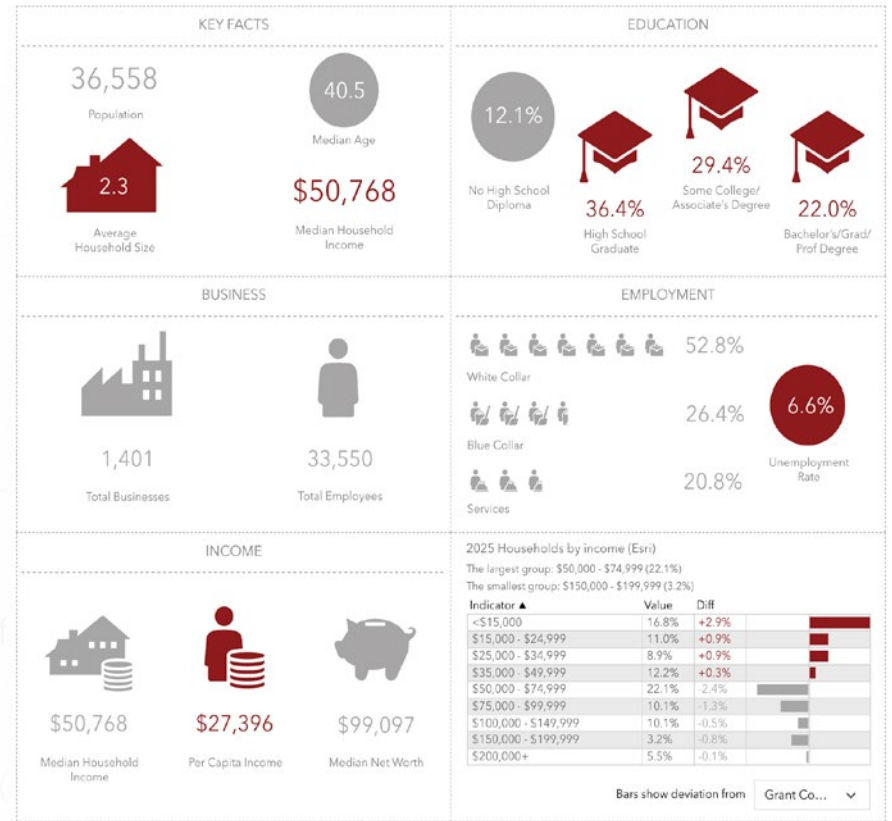
COMPETITIVE ADVANTAGE

There is an absence of nearby theaters within the immediate trade area, creating an opportunity to capture a larger share of the local entertainment market, attract consistent foot traffic, and serve as a regional destination for moviegoers who would otherwise need to travel over 18 miles for similar offerings.

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,118	22,962	36,558
Households	3,382	10,011	14,911
Families	1,707	5,433	8,371
Average Household Size	2.07	2.23	2.25
Owner Occupied Housing Units	2,006	6,110	9,397
Renter Occupied Housing Units	1,376	3,901	5,514
Median Age	45.3	42.8	40.5
Median Household Income	\$51,462	\$48,506	\$50,768
Average Household Income	\$69,021	\$63,356	\$67,034



MARION INDIANA

Marion, Indiana is a resilient Midwestern community with a diversified local economy rooted in manufacturing, education, and healthcare. Anchored by institutions like Indiana Wesleyan University and Marion General Hospital, the city plays a key role in the regional labor and education landscape. Marion benefits from proximity to larger employment centers like Indianapolis and Fort Wayne, while maintaining its own base of skilled labor, industrial operations, and civic investment. The local economy is supported by advanced manufacturing, logistics, education, and public services, with continued emphasis on business retention and redevelopment.

Real estate fundamentals in Marion remain steady, with demand concentrated in industrial, medical, retail, and educational sectors. Strategic redevelopment initiatives and opportunity zone incentives continue to attract interest from investors seeking value and long-term appreciation. With affordable land, favorable zoning, and a motivated economic development community, Marion offers compelling upside for repositioning assets, especially those with large footprints and strong locational attributes.

The city benefits from excellent transportation connectivity, located along State Road 9 and U.S. Route 35, with nearby access to I-69 and State Road 37. This network provides direct routes to regional hubs and supports the movement of goods and workforce. Marion Municipal Airport and

proximity to Indianapolis International Airport enhance logistical capabilities for businesses and visitors alike. Investments in infrastructure, fiber broadband expansion, and workforce training bolster the city's competitiveness and sustainability.

Marion also offers a high quality of life with low cost of living, family-oriented neighborhoods, and a strong sense of community. Residents enjoy access to riverfront parks, walking trails, performing arts, and historic landmarks. The city is home to a diverse population and fosters a collaborative public-private spirit to support innovation, housing growth, and job creation. With its blend of affordability, access, and institutional anchors, Marion stands out as a city of opportunity for living, working, and investing in Indiana.

EXCLUSIVELY LISTED BY:

JASON GRIBIN

310.867.9311

JGribin@AiCREPartners.com

CA DRE #01819611

BRIAN BROCKMAN

Broker of Record

Bang Realty - Indiana, Inc.

Lic #RB14037939

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PARTNERS