

UNIVERSITY MARKETPLACE FOR SALE | BUILD-TO-SUIT

LAND | 6.95 ACRES & 1.39 ACRES
S. WESTERN AVE. & W 44TH. ST. | MARION, IN



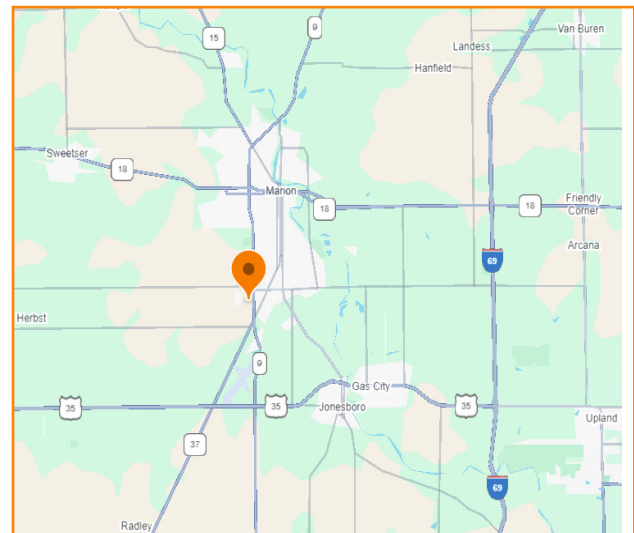
PROPERTY SUMMARY

Located in Marion, IN, the University Marketplace shopping center stands as a vibrant hub of commerce and community activity. This site is listed as For Sale or Build-to-Suit.

The proposed Phase Three of University Marketplace is an addition of up to 6.95 acres of Build-to-Suit in-line space, and one out parcel made up of 1.39 acres.

PROPERTY HIGHLIGHTS

- + University Marketplace Shopping Center - 2,600,000 annual visits
- + Meijer - 76th Percentile in Indiana - #11 out of 42 stores
- + McAlister's Deli - 61st Percentile in Indiana - #18th of 44 stores
- + Panda Express - 59th Percentile in Indiana - #16 of 37 stores



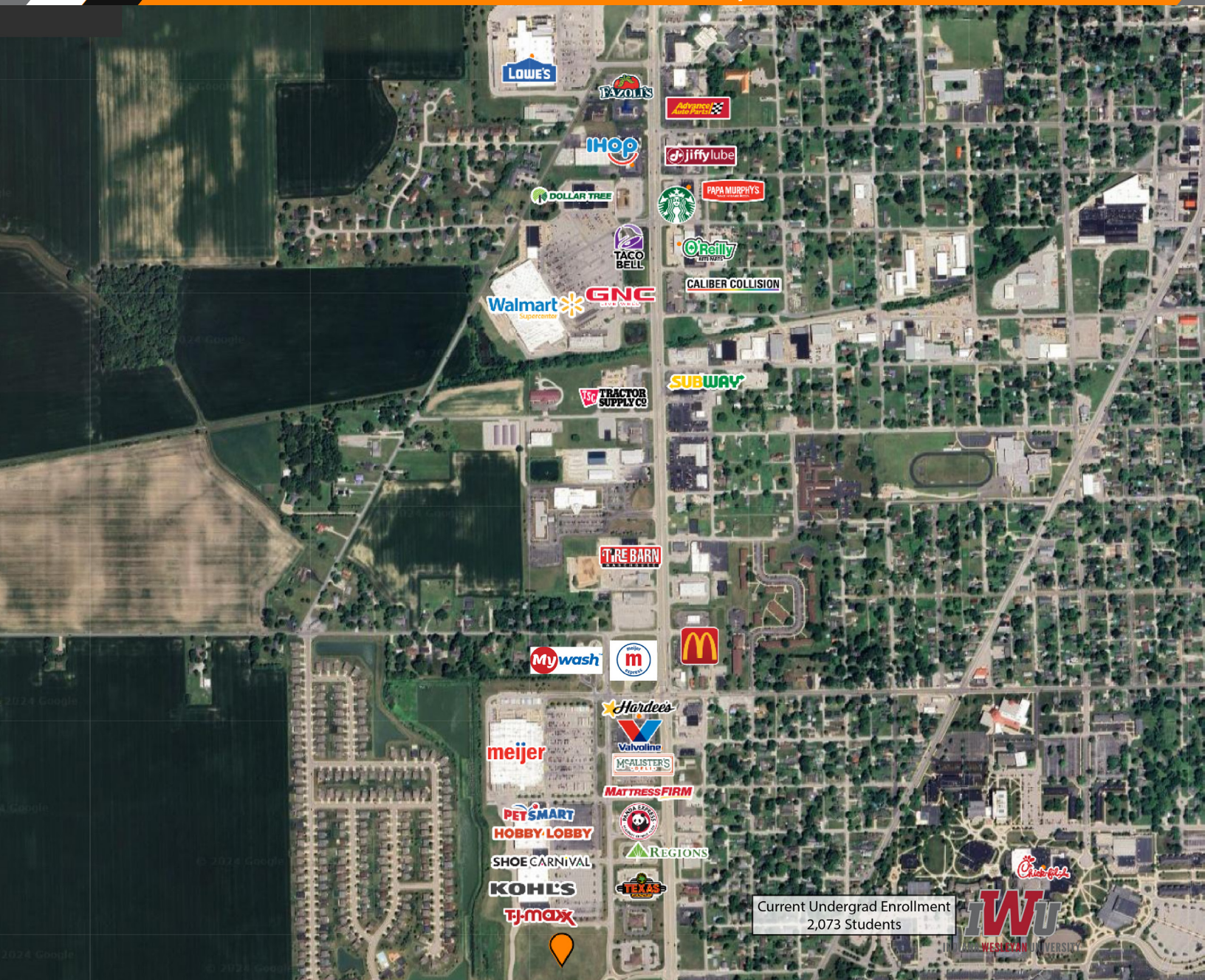
TRAFFIC COUNTS

STREET	VPD
S. WESTERN AVE.	12,999
W. 38TH ST.	8,982

Information deemed reliable, but not guaranteed. Subject to change without notice.

UNIVERSITY MARKETPLACE FOR SALE | BUILD-TO-SUIT

LAND | 6.95 ACRES & 1.39 ACRES
S. WESTERN AVE. & W 44TH. ST. | MARION, IN



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	5,636	20,844	42,430
Est. Average HH Income	\$73,279	\$59,792	\$66,233
Est. Households	1,635	7,829	17,302
Daytime Population	7,010	19,491	36,296

Information deemed reliable, but not guaranteed. Subject to change without notice.

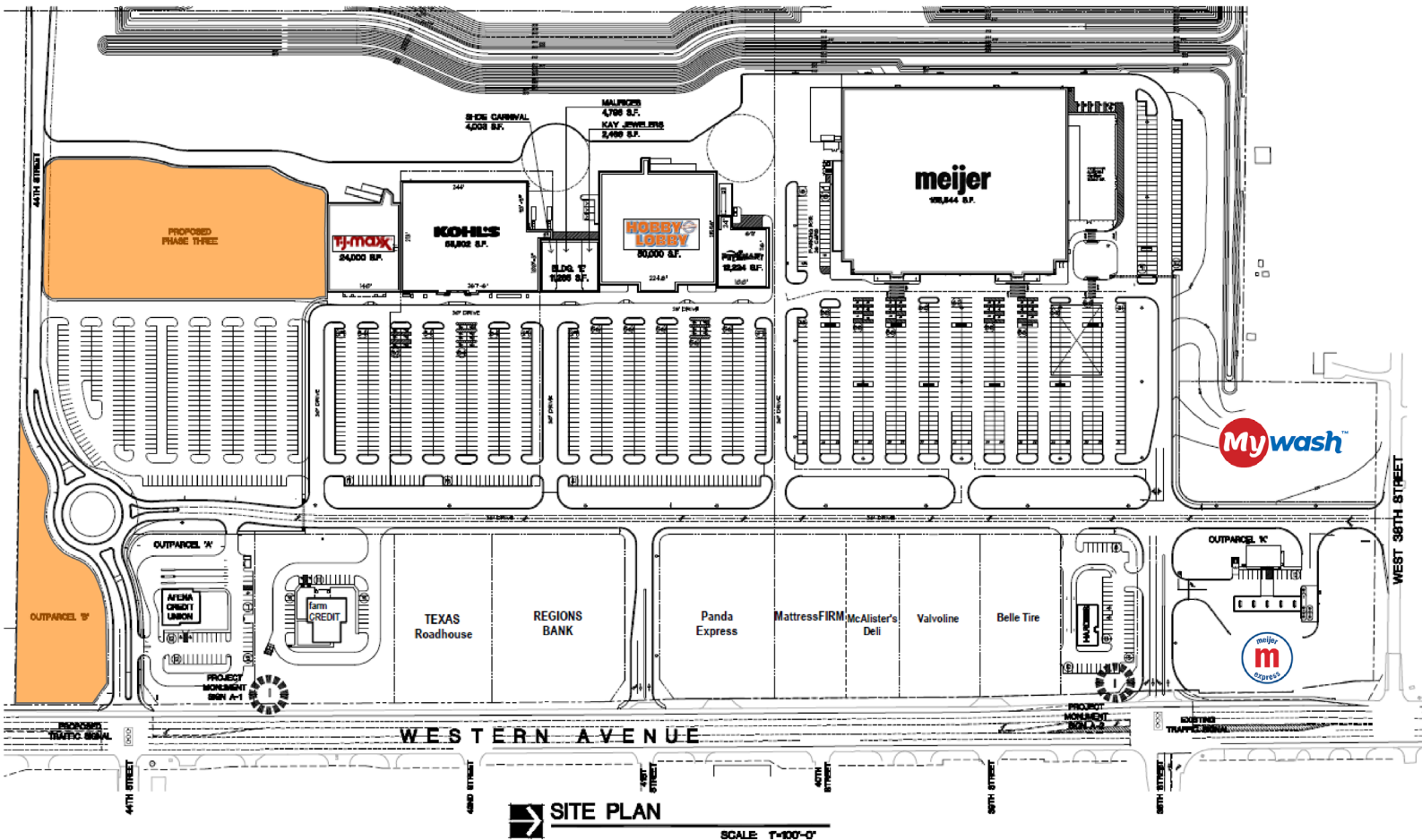
Kevin Jones
Leasing Agent
317.702.7199
kevin@theCREpros.com

metaCRE

6500 E. Westfield Blvd.
Indianapolis, IN 46220
www.theCREpros.com

UNIVERSITY MARKETPLACE FOR SALE | BUILD-TO-SUIT

LAND | 6.95 ACRES & 1.39 ACRES
S. WESTERN AVE. & W 44TH. ST. | MARION, IN



Information deemed reliable, but not guaranteed. Subject to change without notice.

Kevin Jones
Leasing Agent
317.702.7199
kevin@theCREpros.com

metaCRE

6500 E. Westfield Blvd.
Indianapolis, IN 46220
www.theCREpros.com