

Walmart Outlot

3012-3022 S. Western Ave.
Marion, IN 46953
Grant County



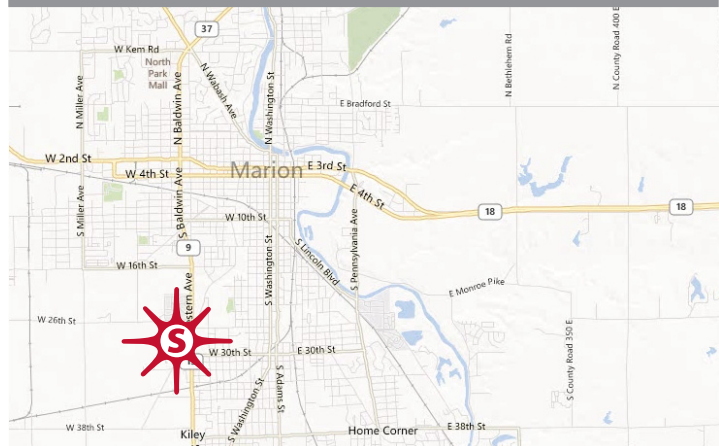
key features

- outlot of Walmart and Lowe's
- join OneMain Financial, CosmoProf, and Briggs Family Chiropractic
- located on main retail corridor only minutes from Indiana Wesleyan University (3,200 students on campus)
- daily traffic count: 22,563 on Western Avenue

demographics

	1 mile	3 miles	5 miles
population	4,071	28,047	40,955
households	1,641	11,181	16,793
avg. household income	\$39,079	\$49,102	\$54,015
daytime population	6,666	28,375	36,564

2021 Estimates. Source: Applied Geographic Solutions 4/2021, TIGER Geography



warehouse/flex space for lease 2,640 sf

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UNIT	TENANT	DIMS.	S.F.
3012	AVAILABLE WAREHOUSE/FLEX SPACE	39 x 67.7	2,640
3014	COSMOPROF	26.67 x 100	2,667
3016	ONEMAIN FINANCIAL	20 x 100	2,000
3022	BRIGGS FAMILY CHIROPRACTIC	20.46 x 100	2,046

