

Walmart Outlot Shops

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



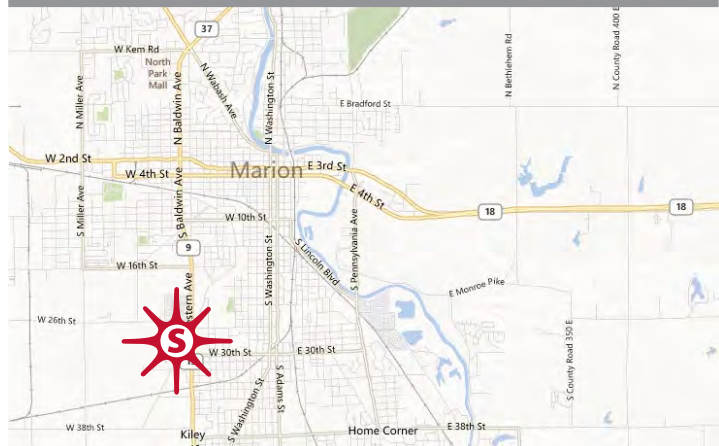
key features

- outlot of Walmart and Lowe's
- join OneMain Financial and CosmoProf
- located on main retail corridor only minutes from Indiana Wesleyan University (2,600 students on campus)
- daily traffic count: 24,535 on Western Avenue

demographics

	1 mile	3 miles	5 miles
population	4,257	29,061	42,124
households	1,756	11,552	17,184
avg. household income	\$58,393	\$62,081	\$70,907
daytime population	6,184	27,895	36,046

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



retail/office space for lease 2,046 sf
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	AVAILABLE RETAIL/OFFICE SPACE	20.46 x 100	2,046

