

SALE

LAND



0.75 ACRE OUTLOT



1500 S. WESTERN AVE., MARION, IN 46953

PROPERTY HIGHLIGHTS

- Outlot available - 0.75 Acres
- Additional parking is negotiable
- Accessibility and visibility via both S. Western Ave. & W. 16th St.
- Ideal for retail, restaurant or medical office users
- Located in Marion's major retail corridor
- Proximal to Indiana Wesleyan, Taylor University and Ivy Tech Community College
- Anchor tenants include Speedway Oil, Tree of Life Bookstores, Dunham's Sports, Hallmark, The Abbey Coffee Co., and others.

OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	0.75 Acres

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

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BRADLEYCO.COM



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Google

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NEARBY TENANTS

1500 S. WESTERN AVE., MARION, IN 46953

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Huntington Forum anchor tenant



Nearby tenant



Recently built tenant on outlot nearby



Huntington Forum anchor tenant



Recently built tenant on outlot nearby

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LOCATION

Street Address	1500 S. Western Ave.
City, State, Zip	Marion, IN 46953
County	Grant County

PROPERTY INFORMATION

Property Type	Land
Lot Size	0.75 Acres
Zoned	General Business

TRANSPORTATION

Nearest Highway	Interstate 69 - 6 Miles
Indianapolis Airport	89.8 Miles
Fort Wayne International Airport	47.4 Miles

TRAFFIC COUNTS

S. Western Ave.	22,404 VPD
Baldwin Ave.	22,941 VPD

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	31,295	38,571	60,047
Total Households	12,292	15,255	23,735
Average Household Income	52,358	55,368	59,459



0.75 acre outlot available adjacent to Huntington Forum shops and Wendy's

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