Western Avenue Center

Marion, IN

The Tire Barn and two other spaces make up this retail development.



Location:

The Center is located at 3700-3702 South Western Avenue. The center is conveniently located between Wal-Mart and Meijer.

Anchor Tenants:

The Center is anchored by a 7,500 s.f. Tire Barn and a 1,200 Prosthetic Solutions.

Availability:

A 7,000 s.f. space is currently available.

Trade Area:

Indianapolis/Fort Wayne MSA - Grant County, Indiana

Demographics:	1 Mile	3 Mile	5 Mile
Pop	5 963	27 109	44 864

\$49,032

Custom Wheel

\$53,201

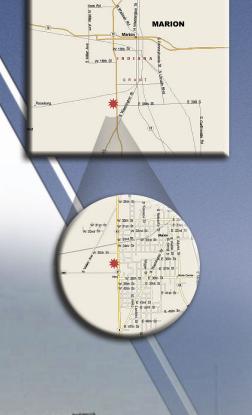
Leasing Info:

Income

John Fulkerson
Director of Leasing & Development
(219) 956-3111 or (888) 219-5656

\$47,718





WESTERN AVENUE CENTER MARION, IN LEASING PLAN

SQUARE FOOTAGES:

A-1 Available 7,000 s.f. A-2 Nail Salon 1,200 s.f. B Tire Barn 7,500 s.f.

South Marion Appliance Medical Park Center Bella Grive **A-2** Save-On Liquor S. Western Ave Harbor Freight Teppanyaki Grill & Buffet W 38th St Meijer gas station 9 hair to Hardee's De los DE 11 1 Meijer S Western ANTE PROPERTY AND ADDRESS OF THE PARTY AND ADD

For sales or leasing information, contact:

jfulkerson@hamstragroup.com

John P. Fulkerson
Director of Leasing & Development
The Hamstra Group, Inc.
Office: 219/956-3111
Cellular: 219/ 863-8023

Group,