



# FOR LEASE

**SOUTH WESTERN AVENUE CENTER**  
1535-1559 S. WESTERN AVE., MARION, IN

## DESCRIPTION

Excellent retail space available ranging from 10,635 to 21,417 SF. Prime space for grocery store, shopping, hardware, fitness facility, last mile delivery and much more.

## OVERVIEW

<b>Price:</b>	Negotiable
<b>Size:</b>	10,635 - 21,417 SF
<b>Number of Stories:</b>	1
<b>Space Type:</b>	Mixed Use - Retail/Restaurant/Office/Fitness

## FEATURES

- Located in prime retail corridor on SR 9
- Located in 90,000 SF shopping center
- Delivery docks
- Possible drive-thru

**PRIME RETAIL SPACE AVAILABLE FOR LEASE**

### BRANDON STEFFEN

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### JILL HIEBER

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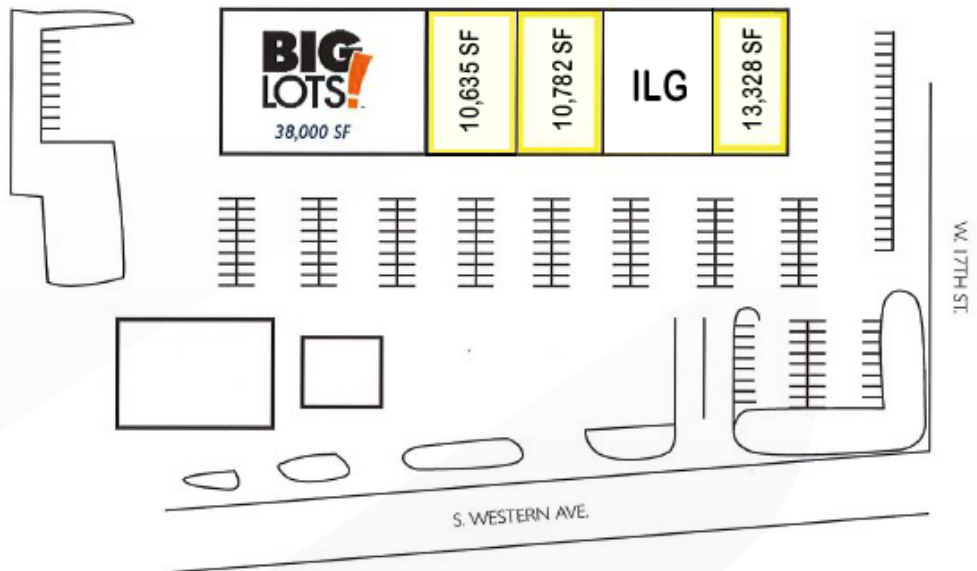


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### LEASE INFORMATION

<b>Date Available</b>	Immediate	<b>Lease Type:</b>	NNN
<b>Lease Rate:</b>	Negotiable	<b>Total Space:</b>	Suite 1547 – 10,635 SF Suite 1551 – 10,782 SF Suite 1559 – 13,328 SF



### SPACES AVAILABLE

Space	Rate	Type	Size	Comments
Suite 1547	Negotiable	NNN	10,635 SF	1st Floor Street Retail Space
Suite 1551	Negotiable	NNN	10,782 SF	1st Floor Street Retail Space
Suite 1559	Negotiable	NNN	13,328 SF	1st Floor Street Retail Space

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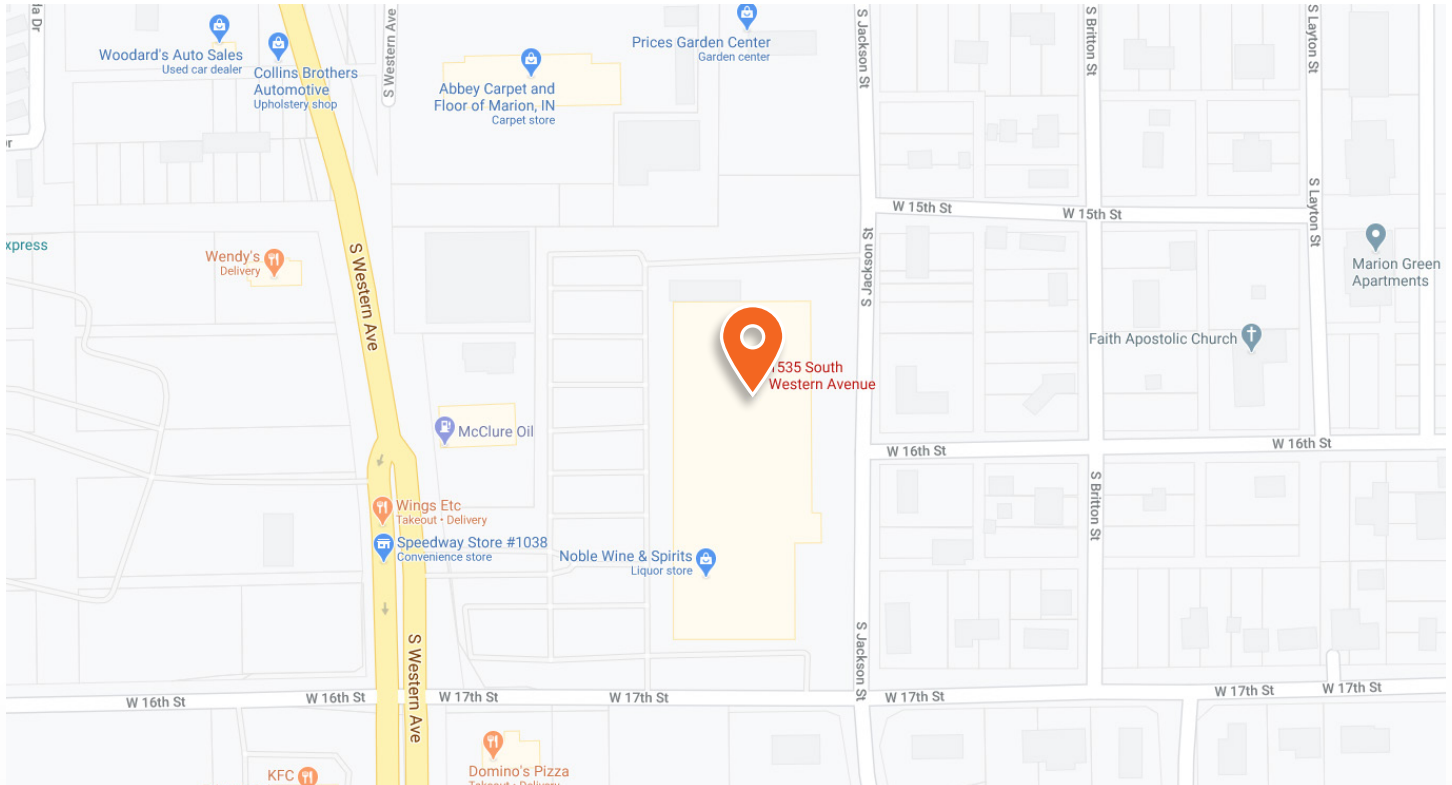
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### DEMOGRAPHICS

	<u>5 MILES</u>	<u>10 MILES</u>	<u>15 MILES</u>
<b>Population:</b>	44,078	71,008	214,772
<b>Average HH income:</b>	\$47,082		

### PROPERTY INFORMATION

<b>Zoning:</b>	Commercial Neighborhood Center
<b>Traffic Counts:</b>	22,404

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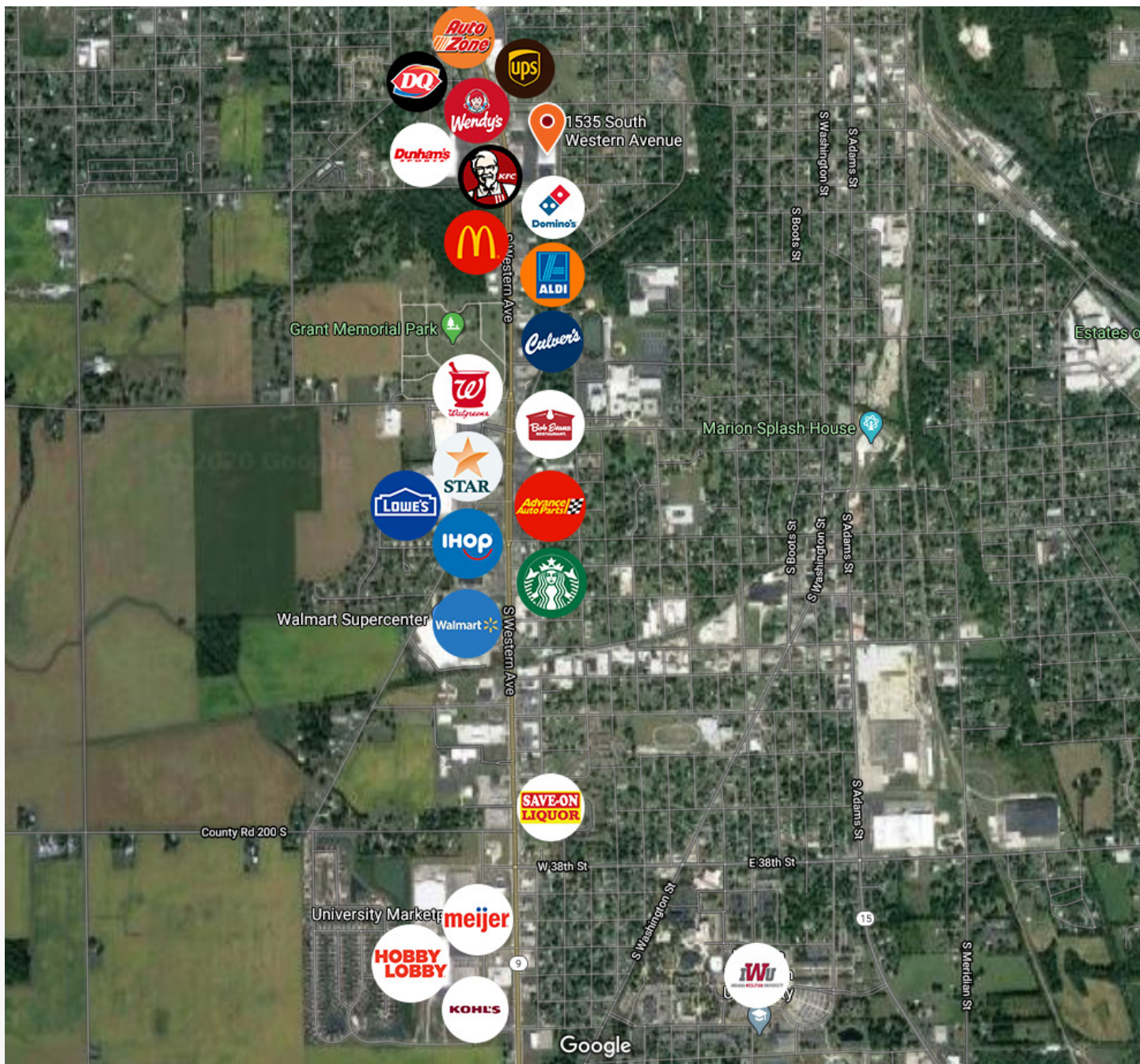
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