

**4,800 SF Endcap**  
Available

Paris Nails Now Open!



**WALMART FUEL CENTER OPENING SOON!**



# WALMART ANCHORED

3168 S Western Ave  
Marion, IN 46953

**4,800 SF**

## PROPERTY HIGHLIGHTS

High-profile endcap in  
Valley View Shopping Center

**Tremendous pylon sign panel available!**

**Lease price \$16.00/SF NNN**

Signalized access

Neighboring tenants include  
Dollar Tree, Goodwill, Cato,  
Cricket Wireless & Paris Nails



### **BILL FRENCH**

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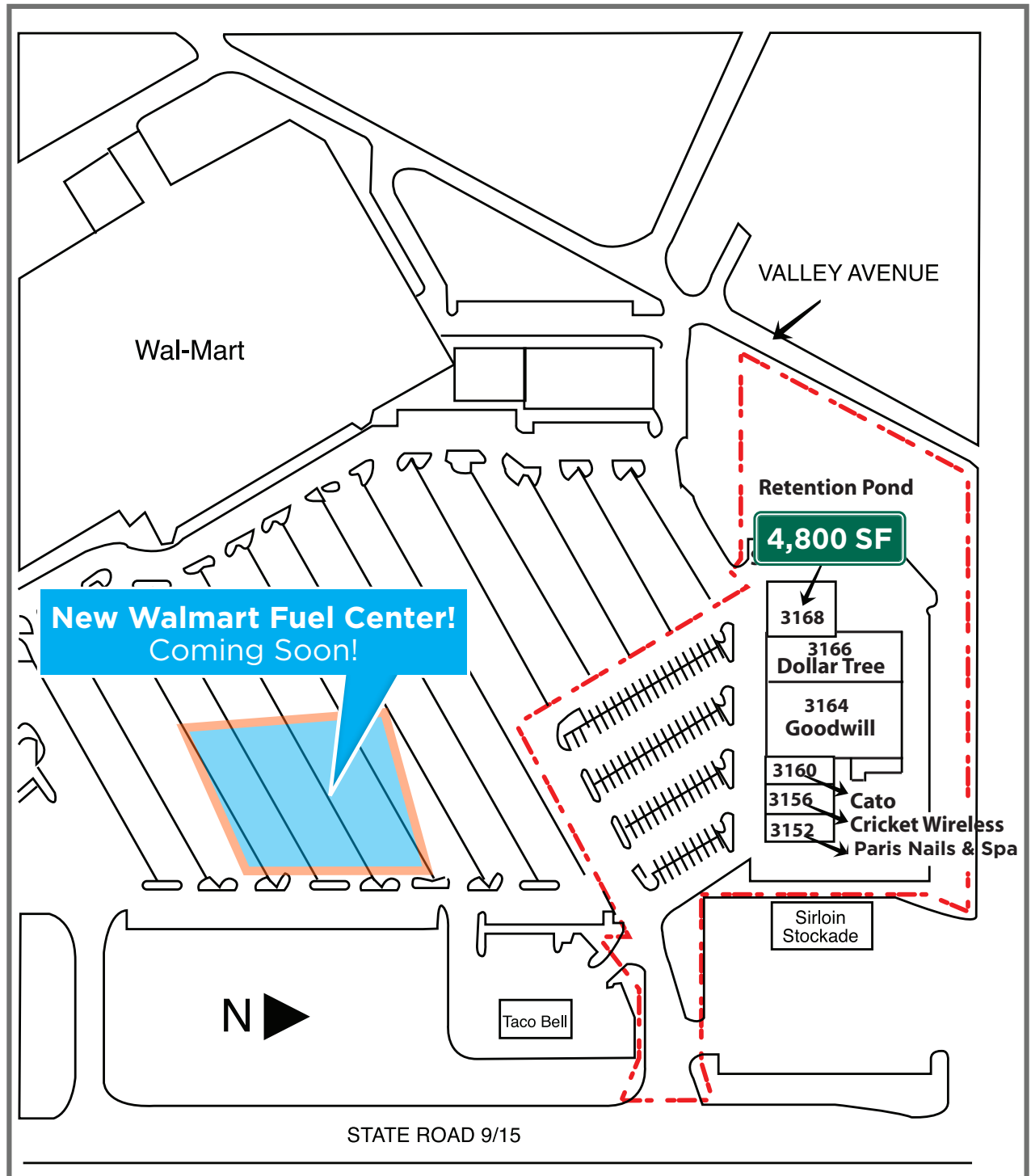
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# VALLEY VIEW SHOPPING CENTER

3168 S Western Avenue, Marion IN

**4,800 SF ENDCAP**

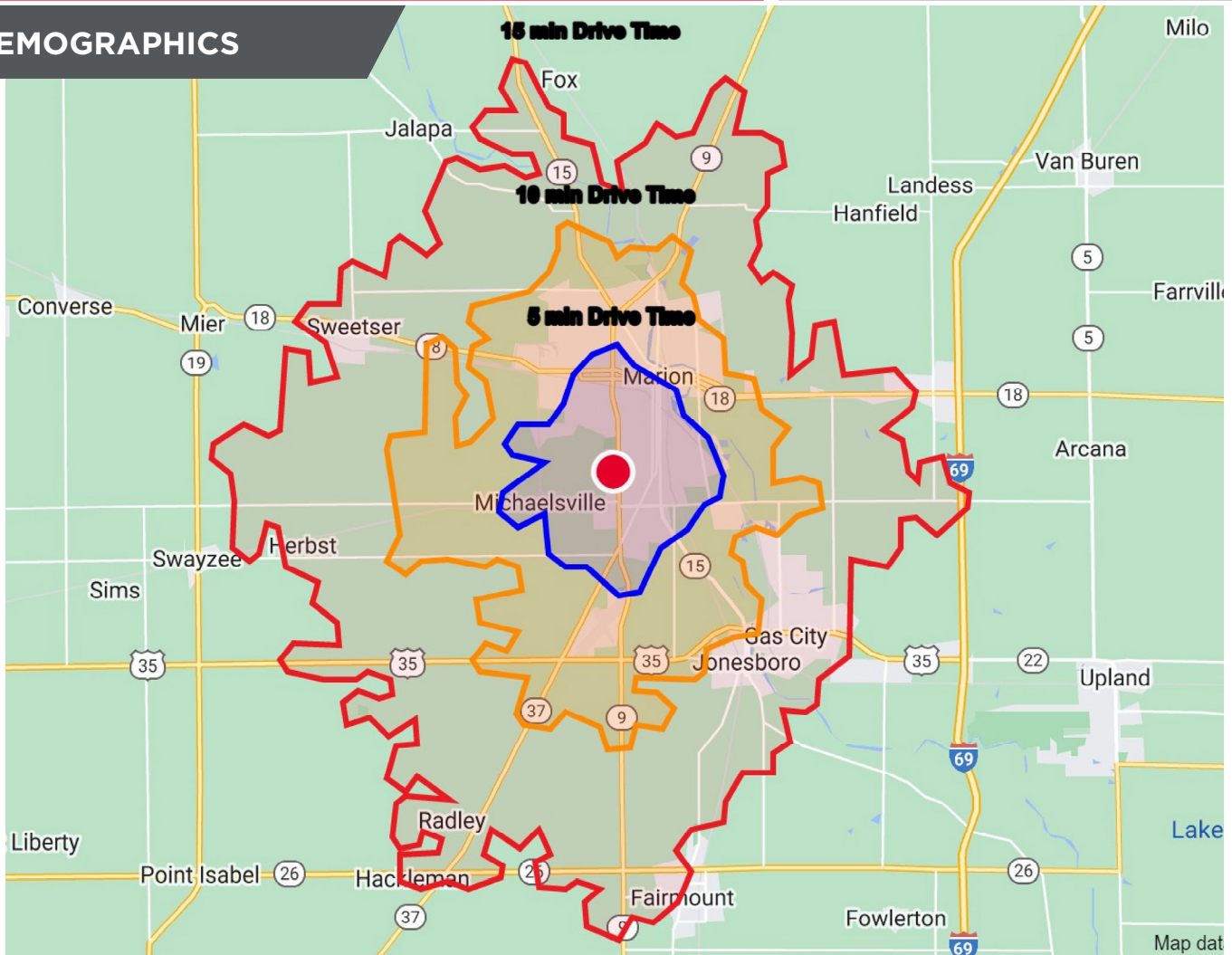


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## DEMOGRAPHICS



### Drivetime Demographics

	5 Minute	10 Minute	15 Minute
Population	17,813	32,643	47,154
AVG. HH Income	\$53,962	\$60,882	\$63,945
Daytime Population	17,369	34,455	42,337

### Traffic Counts

Western Avenue 24,007 AADT

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