

# UNIVERSITY MARKETPLACE

4018 SOUTH WESTERN AVENUE, MARION, IN



## ▶ PROPERTY DETAILS

Total Square Footage: 86,224

## ▶ PROPERTY DESCRIPTION

Located at the intersection of S Western Ave (SR 9) and W 38th St., which is the main retail corridor of Marion, IN. Situated adjacent to Meijer, the dominate supermarket chain in the state of Indiana, and directly across the street from Indiana Wesleyan University (IWU)- the largest private university in Indiana (16,000 students), as well as the fastest-growing university.

S Western Ave (SR 9): 25,553 ADT

## ▶ DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	24,596	44,060	59,221
Average Household Income	\$51,914	\$57,488	\$62,058
2024 Households	9,398	17,902	24,098

## ▶ TENANTS

**HOBBY LOBBY**

**T.J. MAXX**

**PET SMART**

**M**  
**MAURICES**

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