

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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