

# Former Pizza Hut Building

2013 S Western Avenue, Marion, IN 46953



## FOR SALE OR LEASE

- 2,772 sf available or +/-0.8 Acres
- Excellent visibility from Western Avenue
- Located next to newly renovated Aldi Grocery Store
- Drive thru or pick up window available
- High daytime population in this busy Marion corridor
- FF&E in the space includes a walk-in cooler/freezer, hood, all plumbing needed for ice maker and sinks ready to hook up and two fully functional restrooms

### TRAFFIC COUNTS

S Western Ave - 22,705 ADT

### CONTACT

McCrea Property Group  
for more details

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	5,409	\$52,363	2,191	3,634
3 Mile	30,295	\$58,796	12,180	21,511
5 Mile	38,318	\$63,121	15,569	23,595



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