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

CONTACT	MARKET DEMOGRAPHICS				
McCrea Property Group for more details	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

McCrea Property Group, LLC | 9102 N Meridian Street | Suite 230 | Indianapolis | IN | 46260 | 317.663.8446

Information deemed reliable, but not guaranteed. Subject to change without notice

TRAFFIC COUNTS

S Western Ave - 22,705 ADT

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