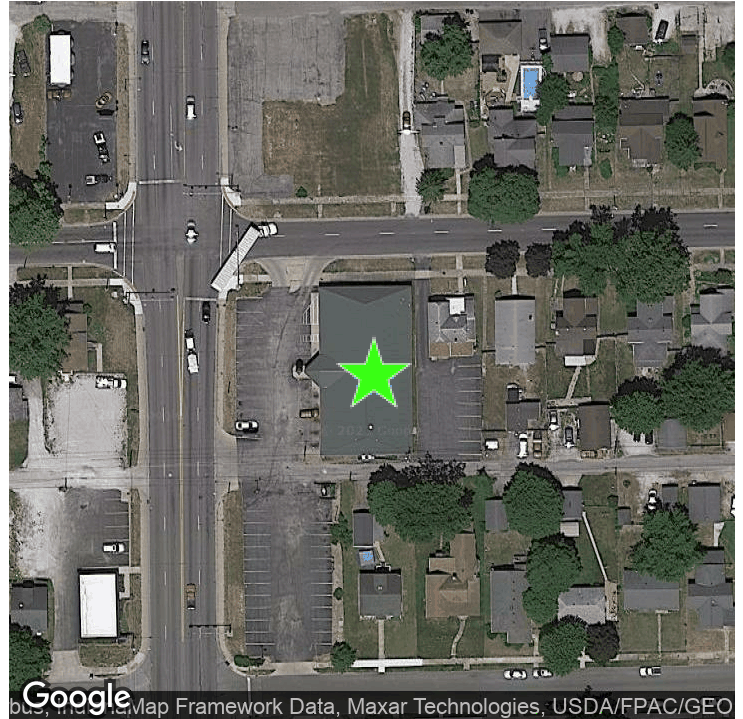


1325 W. 4TH ST.

1325 W. 4TH ST., MARION, IN 46953

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

5,750 SF

PROPERTY OVERVIEW

Strong visibility on the southeast corner of W 4th St and S Baldwin Ave with up to 5700 Sq Ft available

PROPERTY HIGHLIGHTS

Lease Rate:

Negotiable

Building Size:

7,050 SF

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



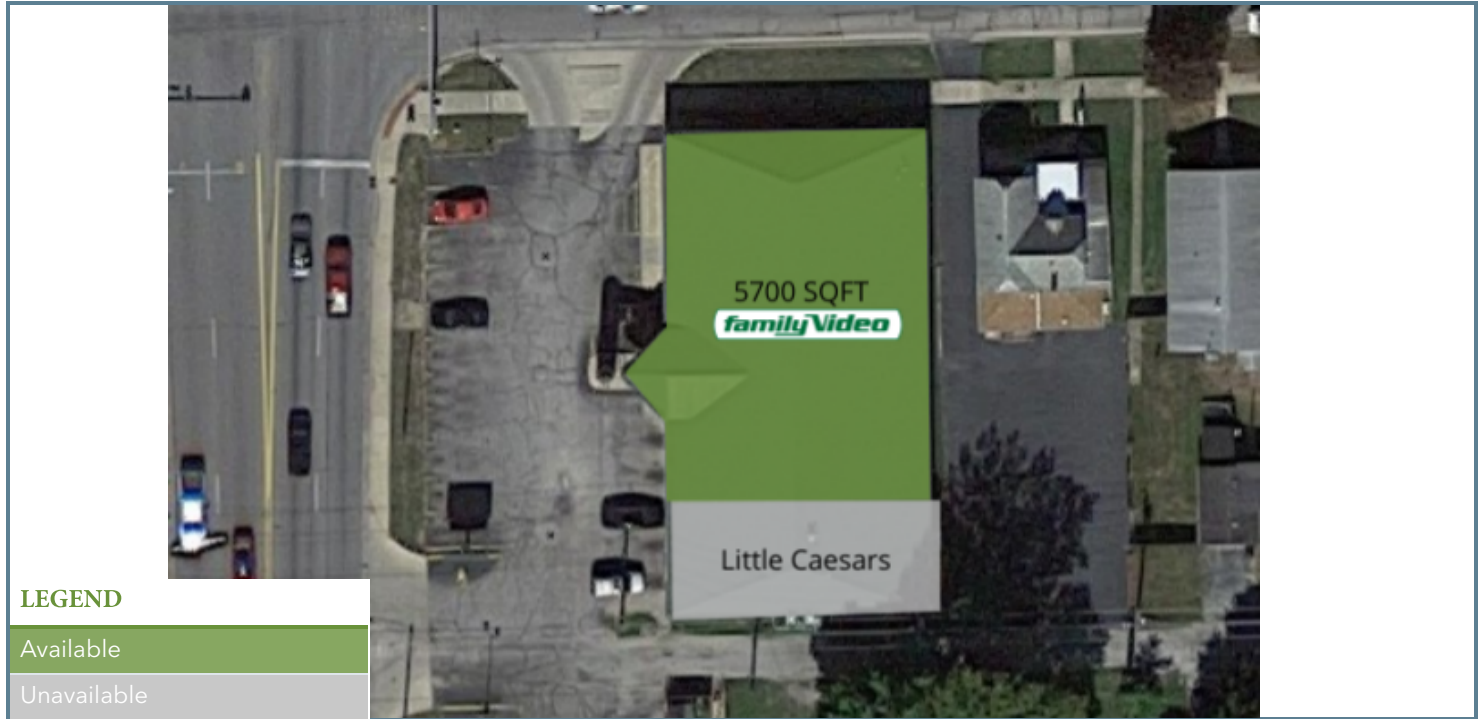
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1325 W. 4TH ST., MARION, IN 46953

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,750 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1325 W. 4th St.	Available	5,750 SF	NNN	Negotiable	-
1325 W. 4th St.	Little Caesars	1,300 SF	NNN	-	-

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ADDITIONAL PHOTOS



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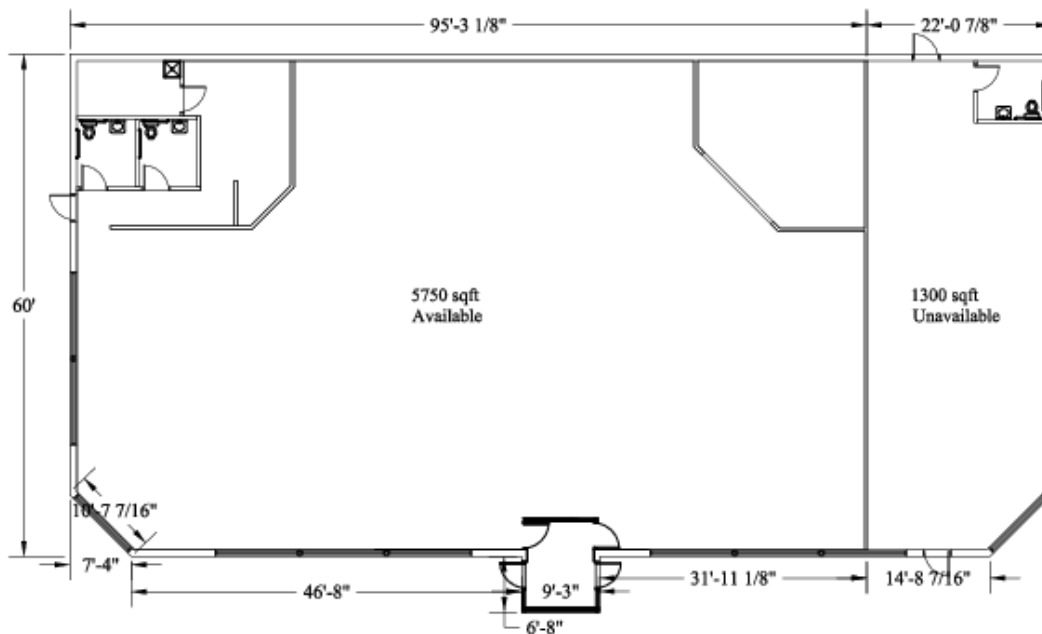
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1325 W. 4TH ST.

1325 W. 4TH ST., MARION, IN 46953

FLOOR PLANS



#230 Marion, IN
1325 W 4TH St. Marion, IN 46953
Floor Plan

***EXISTING CONDITIONS: V.I.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 10/1/2020

Presented By:

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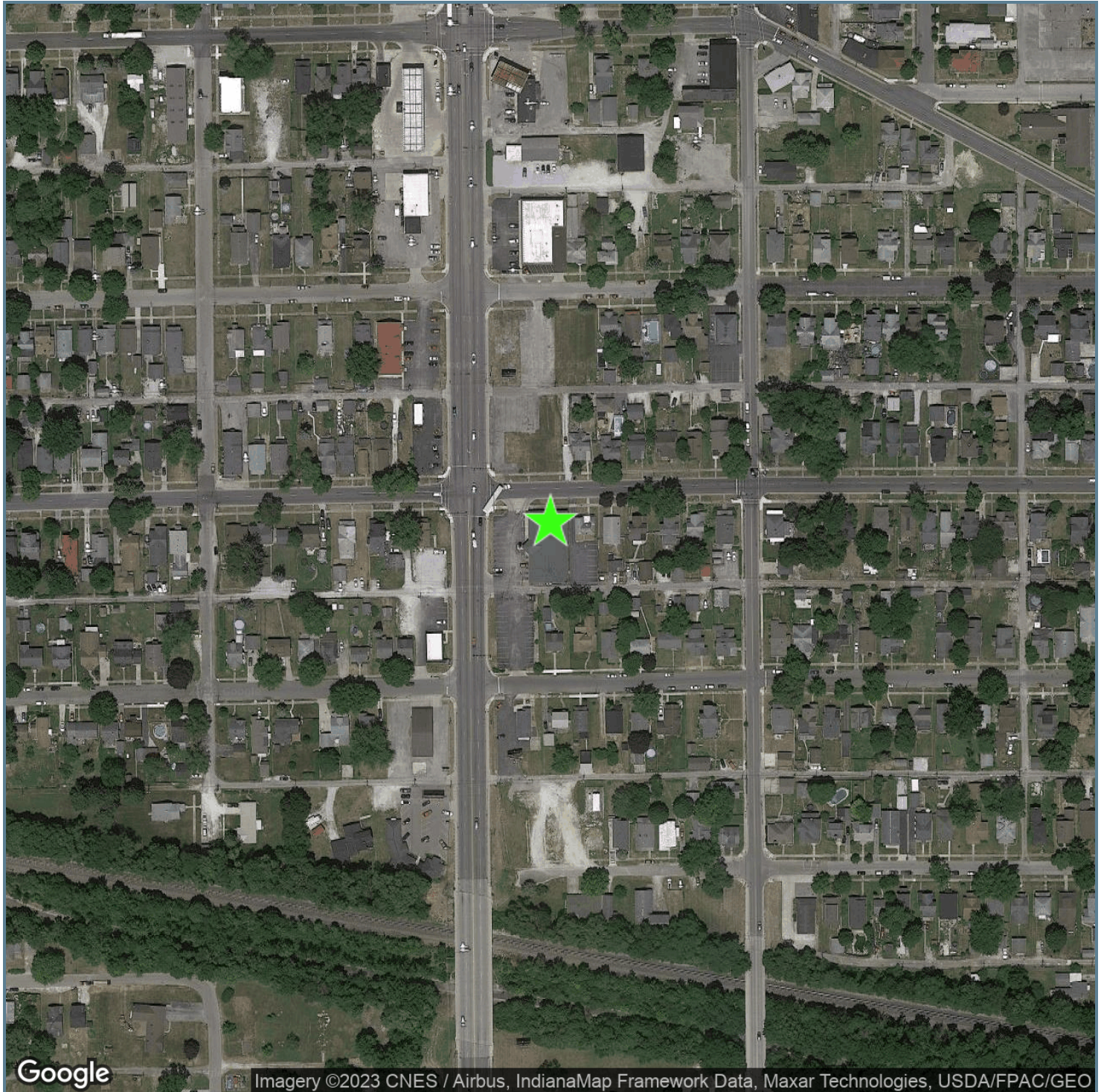
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LOCATION MAPS



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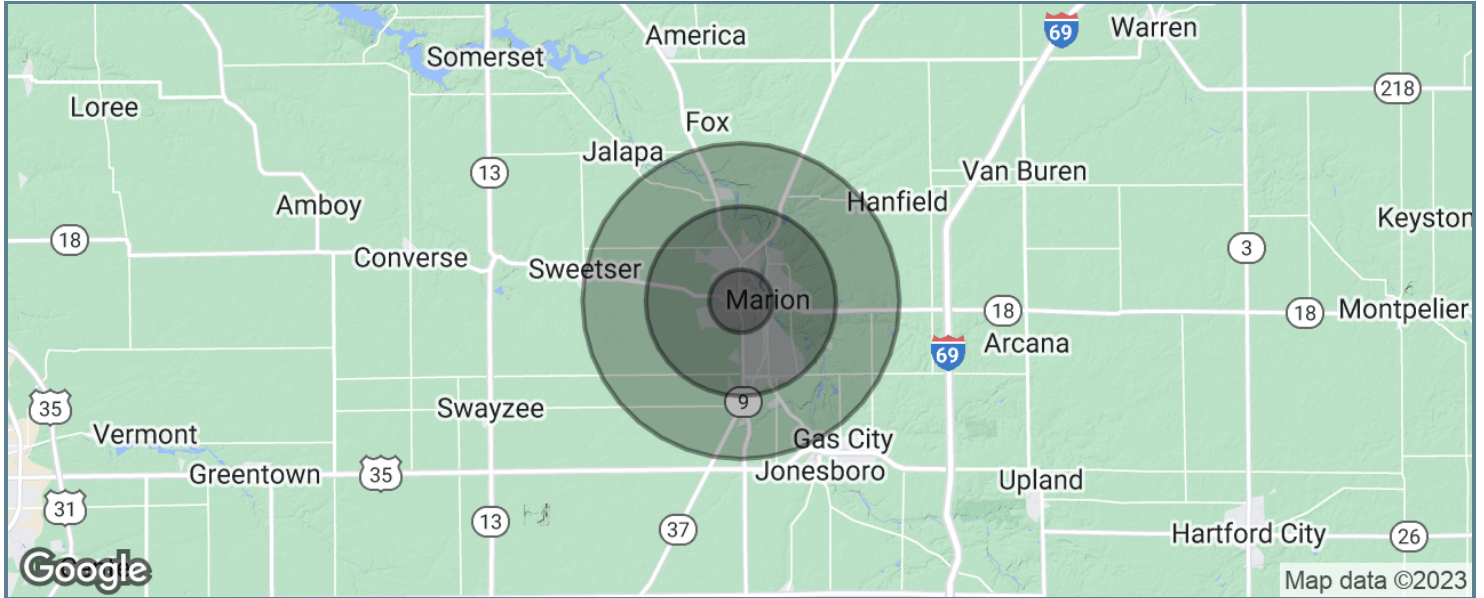
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1325 W. 4TH ST.

1325 W. 4TH ST., MARION, IN 46953

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total population	6,903	26,945	36,480
Median age	43.2	41.2	40.6
Median age (Male)	39.6	39.1	39.3
Median age (Female)	46.8	43.7	42.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,785	13,433	17,356
# of persons per HH	1.8	2.0	2.1
Average HH income	\$36,481	\$43,721	\$48,206
Average house value	\$57,917	\$76,234	\$86,456

* Demographic data derived from 2020 ACS - US Census

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