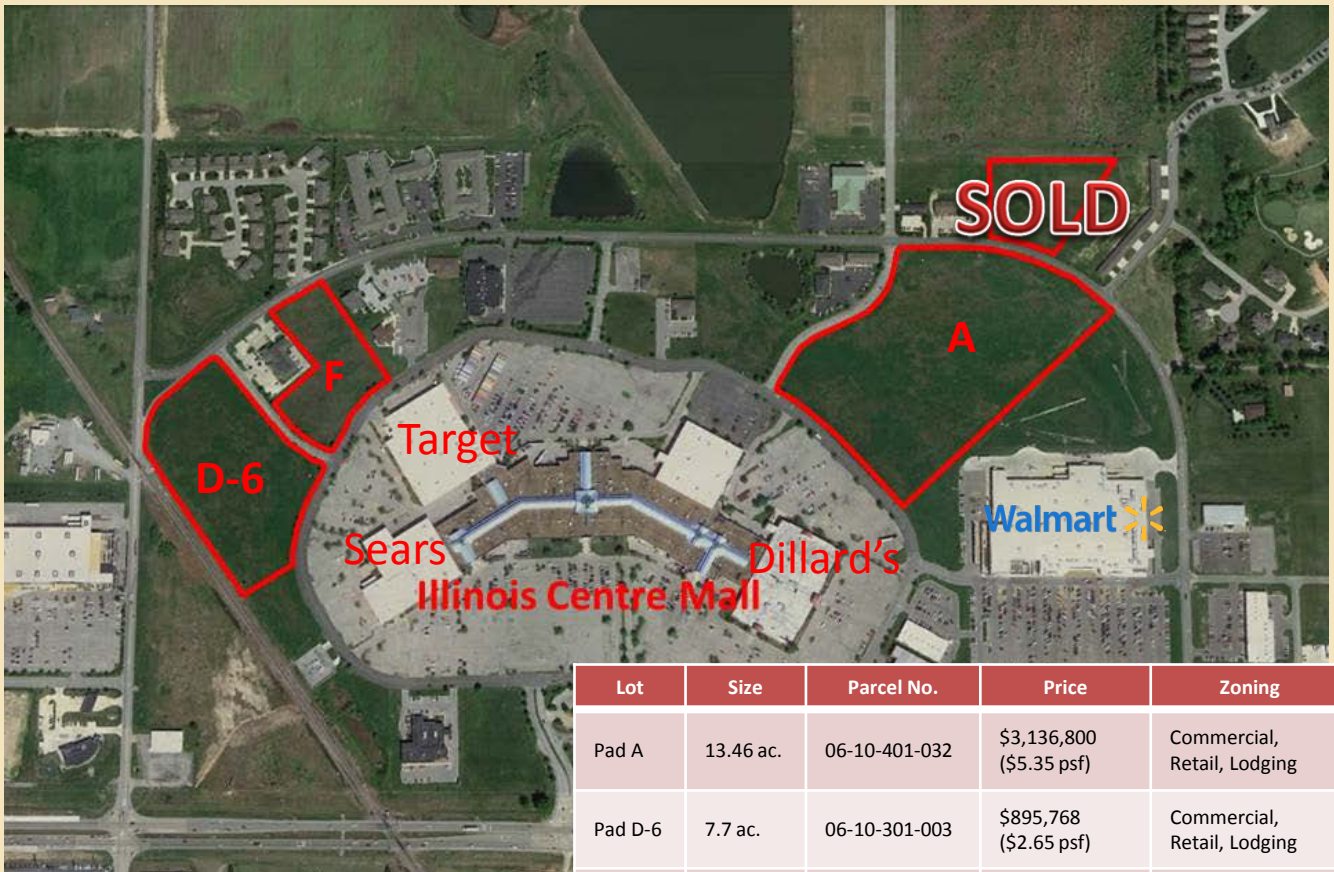


FOR SALE

Prime Development Lots, Marion, IL

Located in the Perimeter of Illinois Centre Mall

Lot Sizes Range 3.3 - 13.46 Ac.



Lot	Size	Parcel No.	Price	Zoning
Pad A	13.46 ac.	06-10-401-032	\$3,136,800 (\$5.35 psf)	Commercial, Retail, Lodging
Pad D-6	7.7 ac.	06-10-301-003	\$895,768 (\$2.65 psf)	Commercial, Retail, Lodging
Pad F	4.0 ac.	06-10-301-036	\$436,689 (\$2.50 psf)	Commercial, Retail, Lodging
Pad H-7	3.3 ac.	06-10-401-000	\$1,190,000 (\$3.60 psf)	Rural/Agriculture

SOLD

- All property sold "as-is"
- Motivated seller – Owned by Financial Institution
- Pro- development community and city
- Ideal Retail, Commercial or Business use
- Strong retail market in Southern Illinois area
- Property located in the city of Marion, IL Williamson County
- Route 13 road expansion and new I-57 and Route 13 intersection expansion
- Marion, IL is advantageously situated at the convergence of major highways

Norma Nisbet
ALC, CCIM, CIPS
normanisbet@realtor.com
www.vistapropertiesandinvestments.com

Office: 314.843.6048
Fax: 314.842.4810





Median Household Income			
(radius by miles)	1	3	5
2013 Median Household Income	\$49,685	\$37,080	\$38,177
2018 Median Household Income	\$57,914	\$41,312	\$42,661
2013-2018 Annual Rate	3.11%	2.19%	2.25%

Average Household Income			
(radius by miles)	5	7	10
2013 Median Household Income	\$80,490	\$51,912	\$52,091
2018 Median Household Income	\$89,150	\$56,820	\$57,303
2013-2018 Annual Rate	2.06%	1.82%	1.93%

- Super Wal-Mart is located on the perimeter area adjoining the mall
- The Illinois Centre Mall is situated here with the major anchor tenants: Dillard's, Sears, and Target
- Marion, Illinois retail growth had continued even through the recent downturn in the economy
- The Marion, Illinois area has shown annual increased economic and retail growth during the past years
- The Route 13 corridor is the main traffic generator in the area with the focused retail trade area situated West of I-57
- Major area retail stores: Home Depot, Sam's Wholesale Warehouse, Menards, Harley Davidson dealership (one of highest volume stores in country)

Norma Nisbet
ALC, CCIM, CIPS
normanisbet@realtor.com
www.vistapropertiesandinvestments.com

Office: 314.843.6048
Fax: 314.842.4810



Accredited Land Consultant



Certified Commercial Investment Member



Certified International Property Specialist



The information contained herein has been gathered by sources deemed reliable. Vista Properties & Investments, LLC and Sellers make no warranties or responsibilities to the accuracy, and the same is submitted subject to errors, omissions, or other changes. It is recommended the Purchaser investigate this property to their complete satisfaction.