

FREESTANDING BUILDING AVAILABLE FOR LEASE OR SALE

Approx. 10,271 Sq. Ft. on 2.08 acres
1310 W. 38th Street, Marion, Indiana



For more information, call:
Brett Burch (317) 273-0312 ext. 24





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The information contained herein was obtained from sources we consider reliable. Property and building size listed is approximate. We cannot be responsible for error, omission, prior sale or lease, withdrawal from the market or change in size and price. Broker makes no representation as to the physical or environmental condition of the property and recommends purchaser's independent investigation.



TIRE BARN

S. Western Ave. - 25,553 AADT (2019)

HARBOR FREIGHT
Quality Tools at Remarkably Low Prices



Full Access
Curb Cut

Full Access
Curb Cut

meijer



Future location



W. 38th Street - 11,408 AADT (2019)

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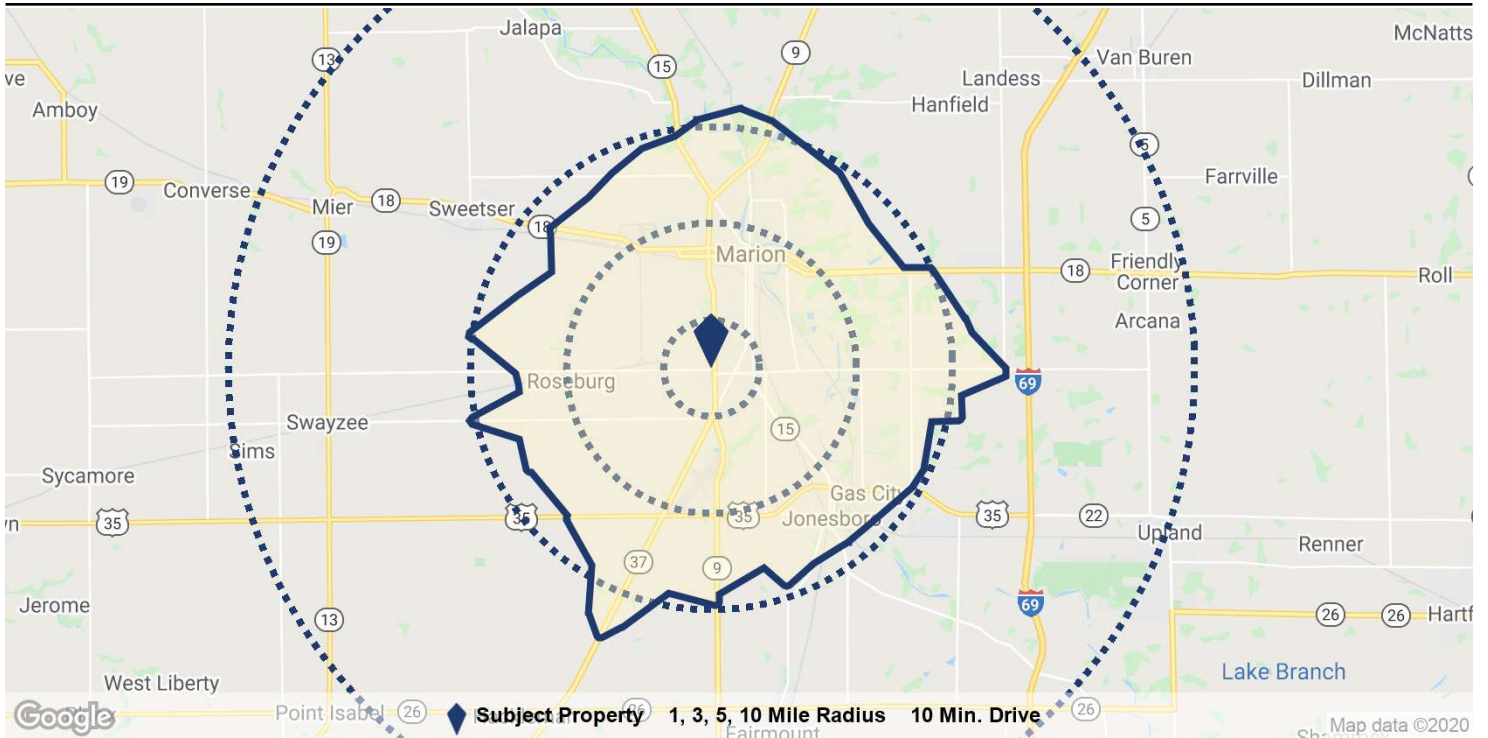


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Subject Property

1310 W 38th St - Teppenyaki Buffett

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,750	25,017	41,978	57,788	41,164
5 Yr Growth	-2.0%	-1.5%	-2.0%	-2.0%	-1.2%
Median Age	29	37	40	41	40
5 Yr Forecast	31	37	40	41	39
White / Black / Hispanic	80% / 15% / 5%	80% / 15% / 7%	84% / 11% / 6%	88% / 8% / 5%	84% / 11% / 6%
5 Yr Forecast	80% / 15% / 5%	79% / 15% / 7%	84% / 11% / 6%	87% / 8% / 5%	83% / 11% / 6%
Employment	4,775	17,136	22,761	27,657	17,636
Buying Power	\$47.9M	\$327.1M	\$676.2M	\$1B	\$665.7M
5 Yr Growth	0.2%	2.2%	0.5%	0%	1.3%
College Graduates	12.9%	10.8%	12.8%	14.1%	14.6%
Household					
Households	1,556	9,477	16,720	23,010	16,338
5 Yr Growth	-3.0%	-1.6%	-2.1%	-2.1%	-1.3%
Median Household Income	\$30,802	\$34,516	\$40,444	\$44,084	\$40,746
5 Yr Forecast	\$31,816	\$35,832	\$41,503	\$45,023	\$41,842
Average Household Income	\$39,655	\$43,887	\$48,851	\$53,774	\$49,839
5 Yr Forecast	\$40,925	\$45,138	\$50,241	\$55,063	\$51,285
% High Income (>\$75k)	12%	16%	19%	24%	20%
Housing					
Median Home Value	\$72,785	\$65,745	\$69,971	\$78,522	\$70,005
Median Year Built	1957	1954	1958	1960	1958
Owner / Renter Occupied	51% / 49%	59% / 41%	64% / 36%	69% / 31%	64% / 36%

