

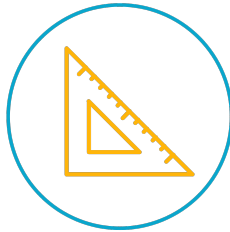
Valley View Plaza

Walmart Shadow Center

3308 S. Western Ave, Marion, IN
46953



GLA
29,974 SF



Space Available
11,325 SF



True Trade Area Population
49,882



Traffic Count
25,574

Market Highlights

- Walmart Shadow Center with 2.5M annual visits
- Anchor tenants: Gamestop and AT&T
- Located along main retail corridor in Marion along Highway 15

Valley View Plaza is anchored by a high-performing Walmart with 2.5M annual visits that draws shoppers from across Marion and surrounding small towns. The plaza shares an entrance with Walmart, ensuring a steady stream of customers and high visibility for your business, making it a perfect location for retail, healthcare services, or a restaurant.

For More Information:

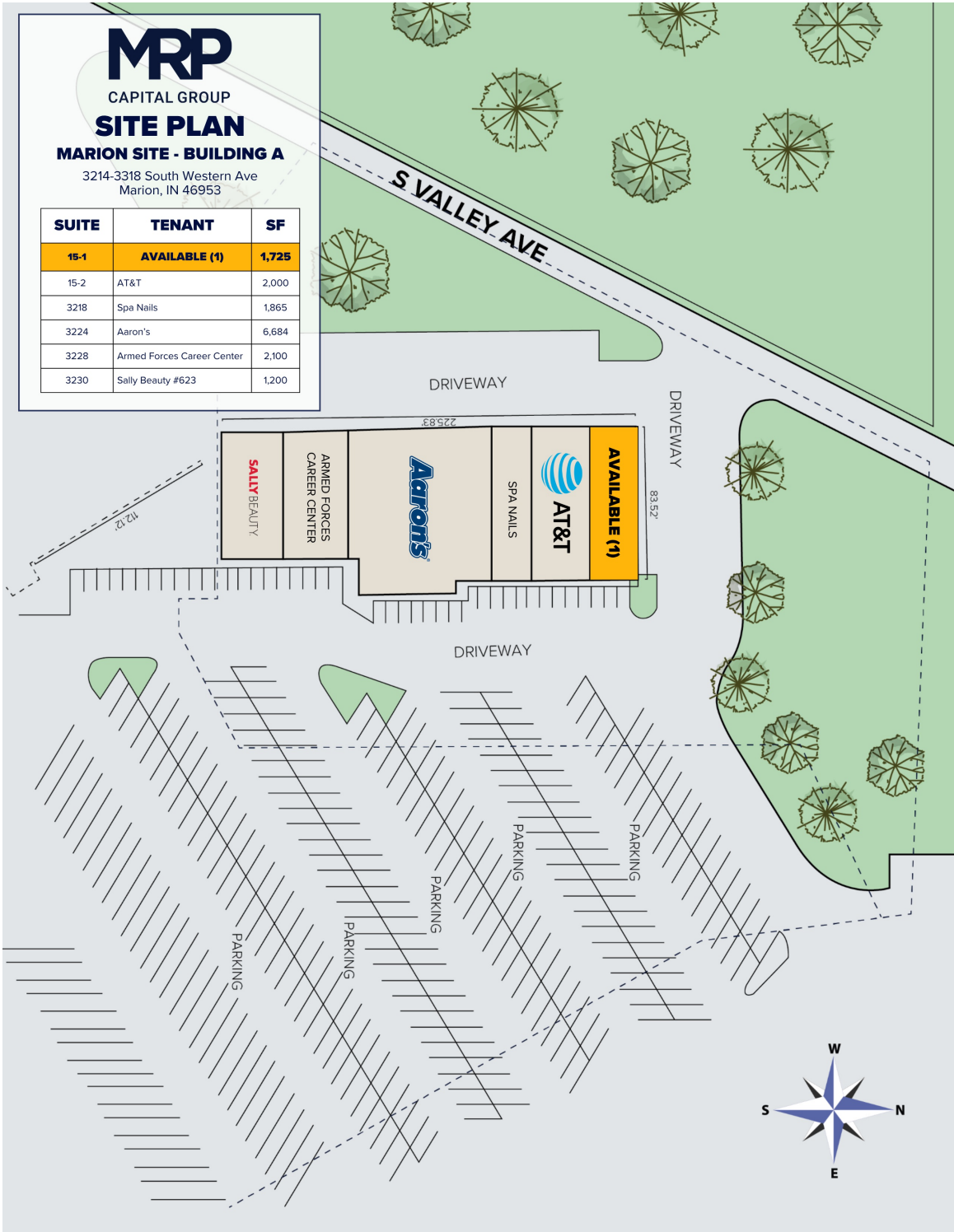
Austin Hannah | Leasing Associate |
(636) 324-2620 | austin@mrpstl.com



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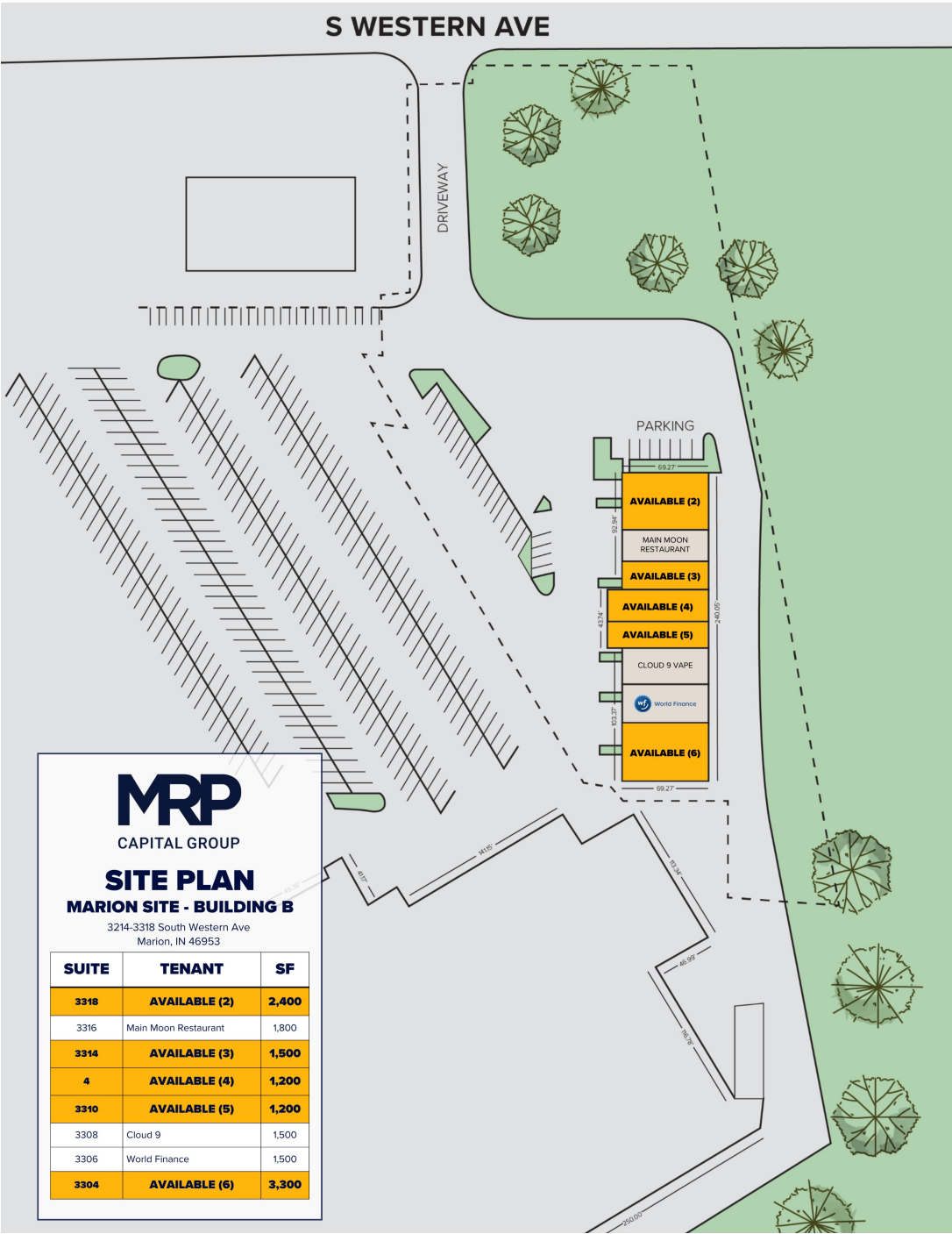
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