

FIVE POINTS MALL

1129 N Baldwin Ave, Marion, IN 46952

FOR SALE OR LEASE



[VIEW WEBSITE](#)

Retail

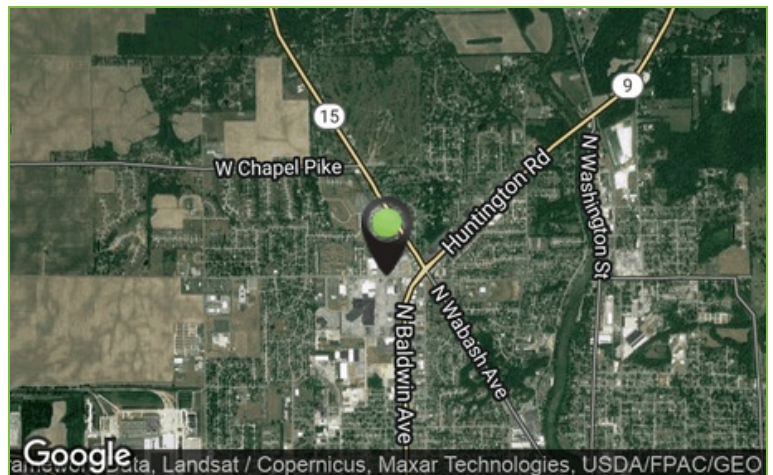
445,229 SF

[EXTERIOR VIDEO](#)

[INTERIOR VIDEO](#)

PROPERTY OVERVIEW

Situated in the heart of northeast Indiana, Five Points Mall is the perfect location, with no other competitive malls within a 35-mile radius. The mall is centrally located along the bustling intersection of State Route 9/15, which is the major commercial corridor of Marion. Surrounded by residential neighborhoods, the mall is just three miles north of Indiana Wesleyan University, boasting a student population of over 3,000. Marion is also home to several regional healthcare providers, including Marion General Hospital, Progressive Cancer Care Center, and Progressive Medical Imaging, all within close proximity to Five Points Mall.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,275	16,686	26,884
Total Population	22,994	35,295	56,603
Average HH Income	\$45,670	\$48,280	\$51,352

Pat Huffine
Director of Leasing
pat@alopg.com
C: 317.670.0373

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



Five Points Mall

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Property Details & Highlights

Building Name	Five Points Mall
Property Type	Retail
Property Subtype	Regional Mall
APN	27-03-36-401-001.000-023
Building Size	445,229 SF
Lot Size	-
Year Built	1978
Year Last Renovated	1995
Number of Floors	1
Parking Spaces	2,565
Number of Buildings	0

The Five Points mall is a 3-star retail freestanding regional mall in Marion, Indiana, built in 1978 and last renovated in 1995. It has a gross leasable area of 398,229 square feet. The mall is currently for sale for \$5,000,000 and is 19% leased, with anchor tenants including Roses, Applebee's and Planet Fitness. There are 2,565 surface parking spaces available, with a parking ratio of 7.20 per 1,000 square feet.



- Five Points Mall is located in the northeast quadrant of Indiana, making it a central location for visitors from all over the state.
- Perfectly situated along State Route 9/15, which is a primary commercial corridor in Marion.
- Marion is home to a thriving residential neighborhood, which provides a built-in customer base for Five Points Mall.
- Indiana Wesleyan University, which boasts a student population of over 3,000, is located just three miles south of the mall.
- Marion is home to top-quality healthcare providers, such as Marion General Hospital and Progressive Cancer Care Center.
- 2,565 surface parking spaces available, with a parking ratio of 7.20 per 1,000 square feet.
- Strong daily traffic counts = 46,951 VPD
- Co-Anchor tenants include: Rose's, Planet Fitness and Applebee's.

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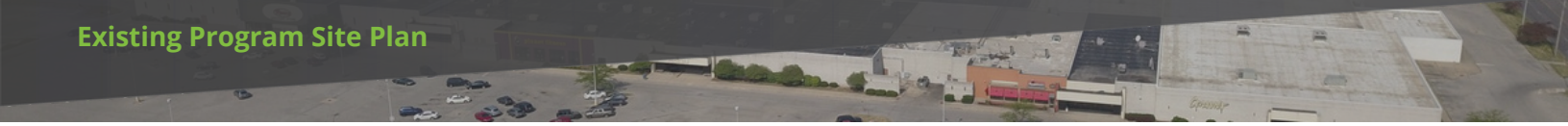
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Existing Program Site Plan



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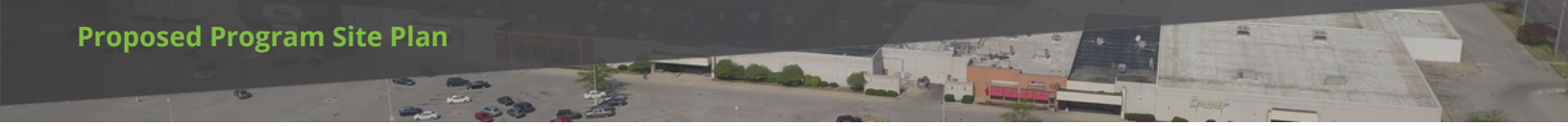
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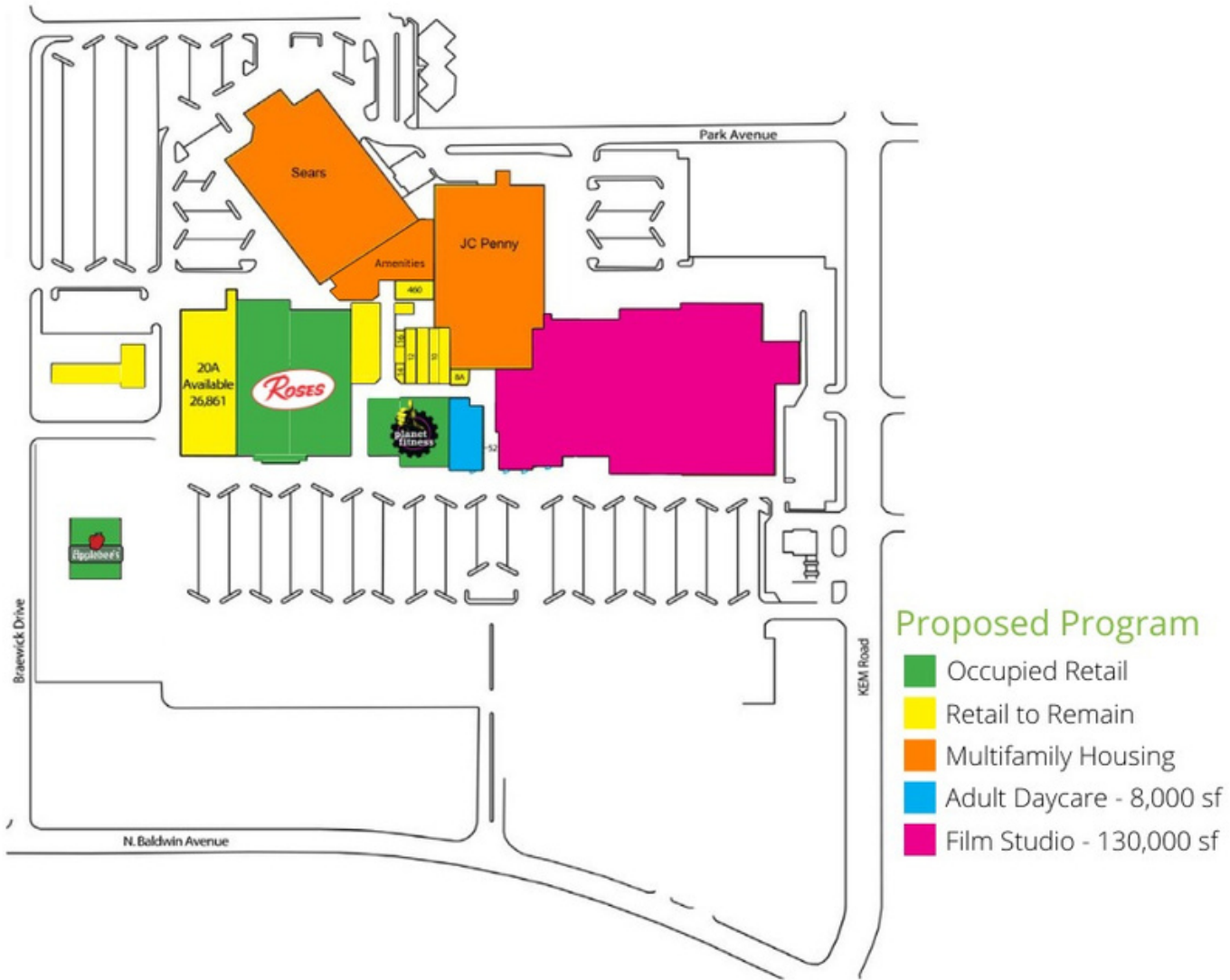
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Proposed Program Site Plan



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Interior Photos



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Exterior Photos



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Retail Map



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