

# SERVEX CENTRE

1296 Delaware Avenue, Marion, OH 43302



CoStar  
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2017 Top Firm Award



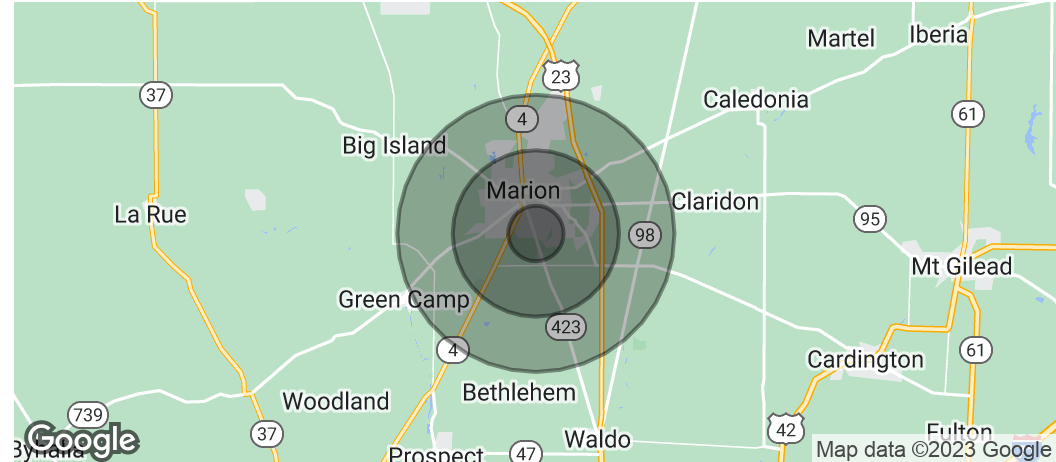
NOAH FOX  
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## OFFERING SUMMARY

Available SF: 1,200 - 1,800 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 2.57 Acres

Building Size: 22,090

Zoning: Commercial

## PROPERTY HIGHLIGHTS

- Located less than a mile from the OhioHealth Marion General Hospital
- Ample Parking
- Daytime population of 32,053 within a 3-mile radius
- The Whirlpool Corporation is in Marion and employs over 2,500 people
- 14,000 VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,144	16,305	18,328
Total Population	4,524	37,485	47,654
Average HH Income	\$77,278	\$58,080	\$59,467

## NEARBY RETAILERS



**Walgreens**

**JO-ANN**  
fabric and craft stores

**Elder-Beerman**  
COME TO THE RIGHT PLACE®



**GNC**  
LIVE WELL

**TSC TRACTOR SUPPLY CO.**

**CHASE**

**DaVita**

**FAMILY DOLLAR**

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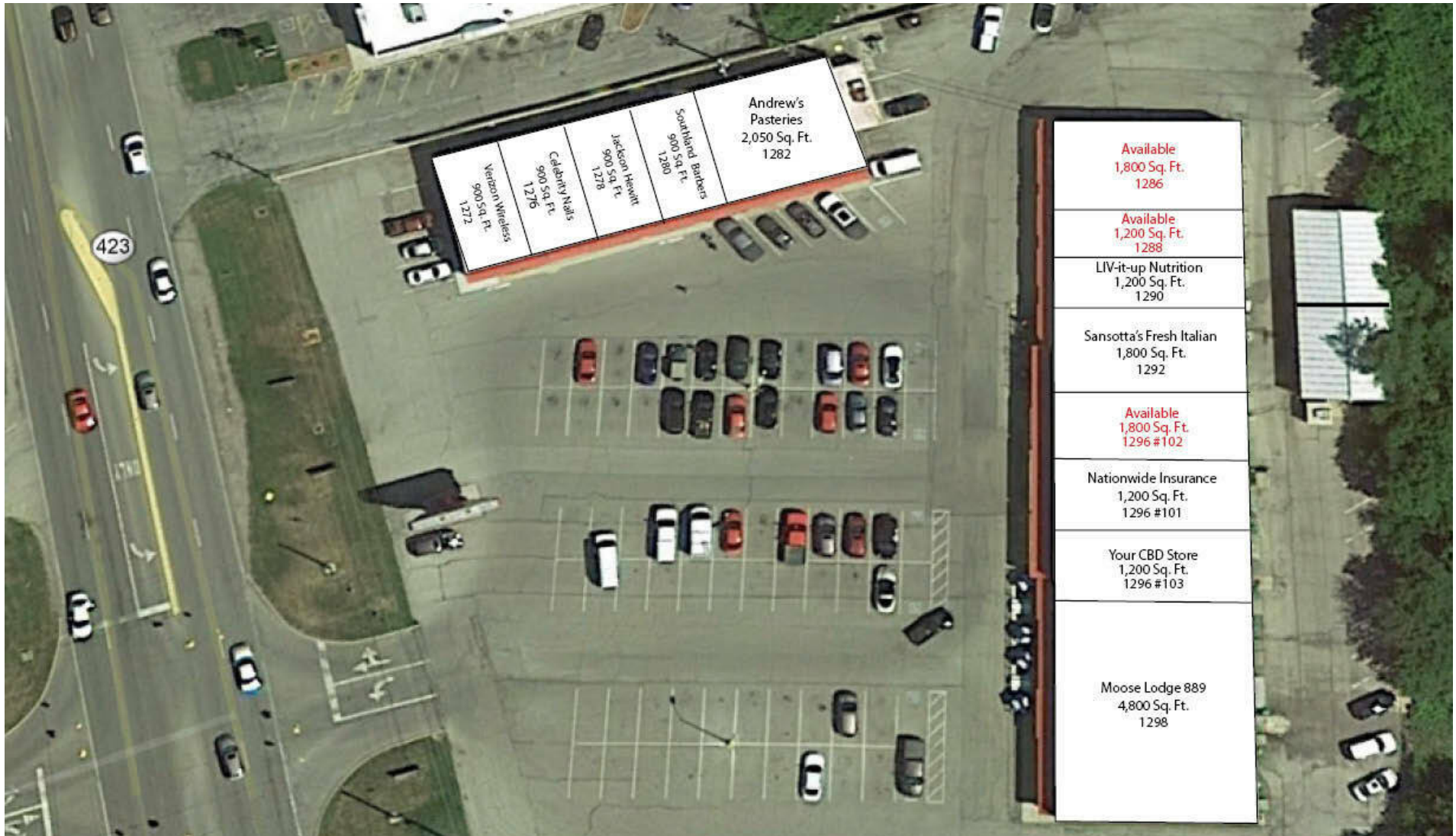
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