

MALLARD SQUARE

1713 Marion-Mount Gilead Road, Marion, OH 43302



CoStar
POWER BROKER
2017 Top Firm Award



NADIA SWANEY

614.674.6952

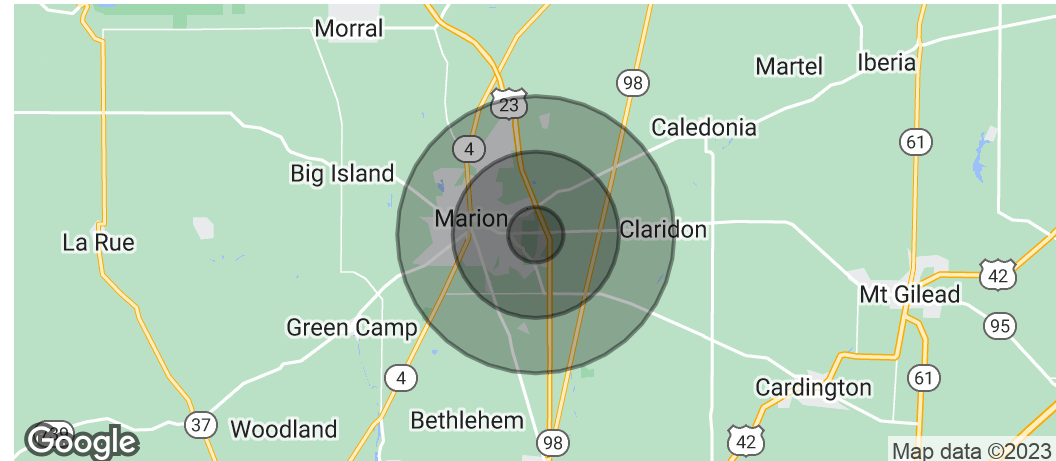
nswaney@gilbertgrouprealestate.com



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OFFERING SUMMARY

Available Office:	170-340 SF
Office Lease Rate:	Negotiable
Retail Available:	1,500-2,250 SF
Retail Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	6.94 Acres
Building Size:	61,250
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Marion-Mt. Gilead Rd. (State Route 95) is the main retail corridor in Marion, Ohio
- Adjacent to The Ohio State University & Marion Technical College; a combined student enrollment of 4,200
- State Route 95 | 30,000+ VPD.
- Excellent access to surrounding metro areas via U.S. 23
- Both climate-controlled and non-climate controlled storage space available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,778	13,099	18,809
Total Population	3,741	31,993	48,509
Average HH Income	\$70,070	\$60,504	\$61,713

NEARBY RETAILERS



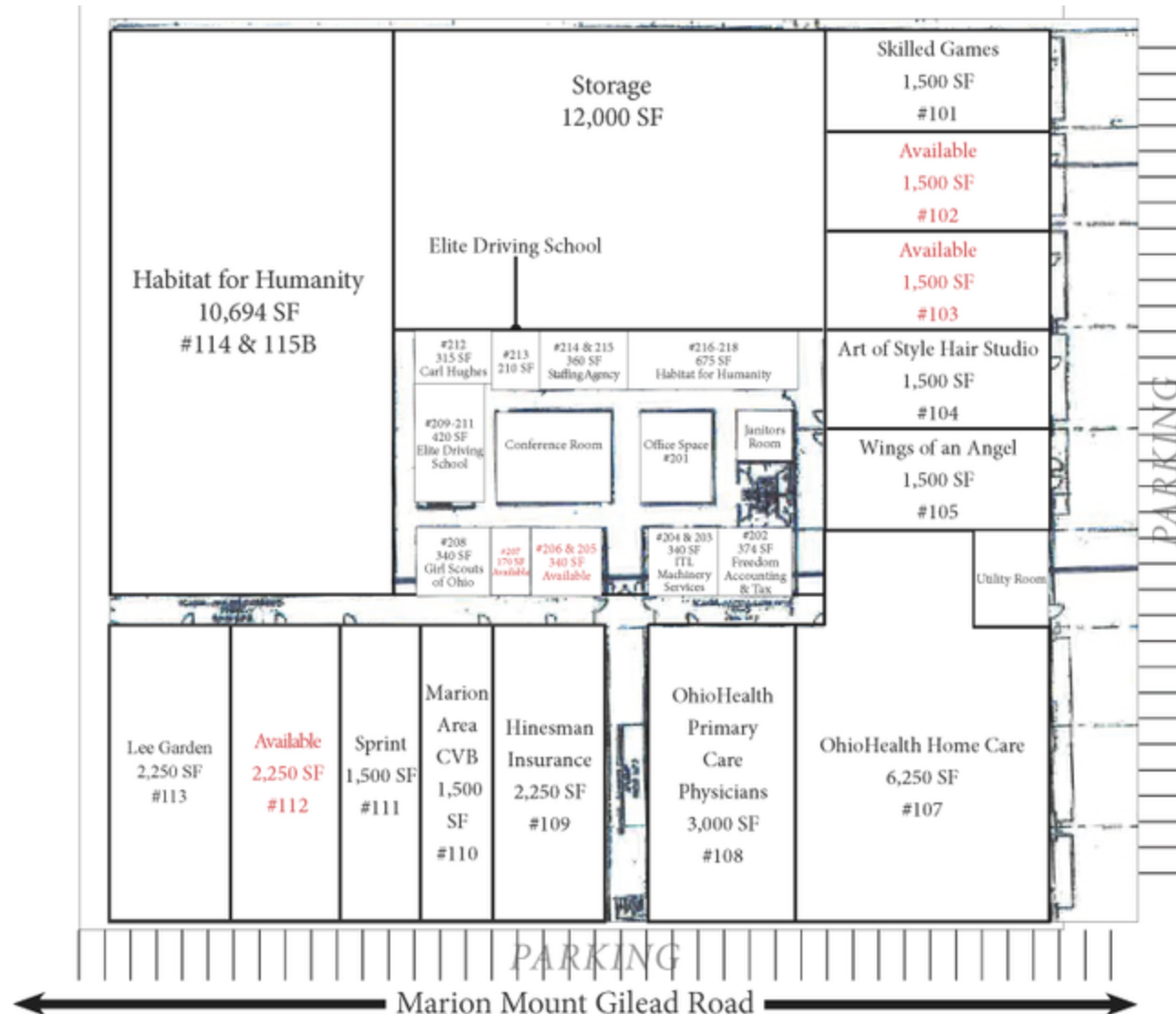
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