

NEW VENTURE DEVELOPMENT

1692 Marion Mount Gilead Road, Marion, OH 43302



CoStar
POWER BROKER
2017 Top Firm Award



MICHAEL NOLAN

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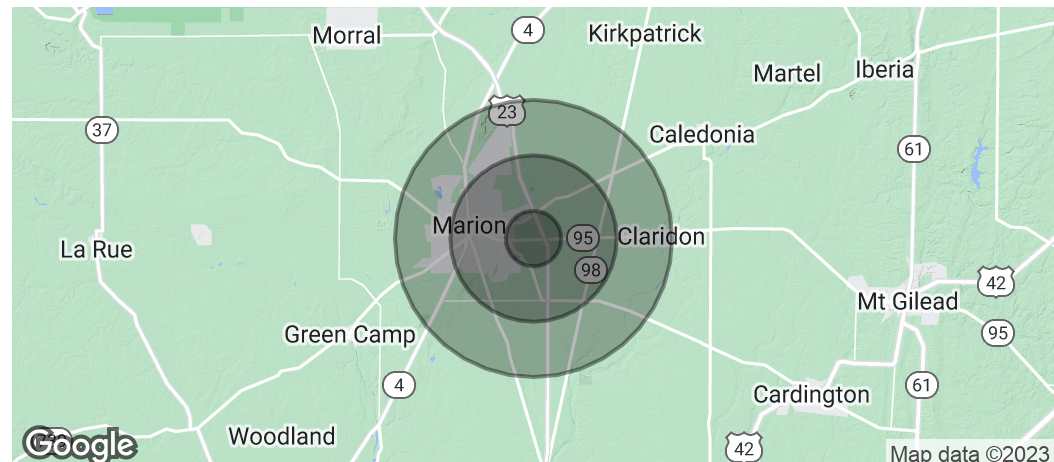
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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OFFERING SUMMARY

| | |
|----------------|---------------|
| Available SF: | Fully Leased |
| Lease Rate: | N/A |
| Lot Size: | 0.81 Acres |
| Building Size: | 4,000 |
| Zoning: | B2 |
| Market: | Marion County |

PROPERTY HIGHLIGHTS

- Ideal space for restaurant/retail
- Located in the outlot of one of Marion's popular retail strip centers
- Willing to potentially sub-divide
- Average daily traffic counts: 23,000 VPD

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,301 | 10,954 | 20,573 |
| Total Population | 2,700 | 25,657 | 55,871 |
| Average HH Income | \$54,897 | \$49,239 | \$46,449 |

NEARBY RETAILERS



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