

RETAIL SPACE FOR LEASE

134 McMahan Blvd-Space #16, Marion, Ohio, 43302

1,800 ± S.F. Retail Space Available



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Steven Master- Broker
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2021 Demographics

	3 Miles	5 Miles	5 Miles
Population	29,504	49,446	60,878
Retail Space is in Marion, Ohio with onsite parking and excellent visibility. The building is located in a high-traffic area; ideal for any professional.			
Households	12,311	18,163	22,365
Annual Growth	.4%	.5%	.3%
Median Age	39	40	41

Traffic Counts for Retail Site

Traffic Count- Adjacent Marion Mt. Gilead Rd is 19,791 (2020)

Traffic Count on US 23 is 19,791 (2020)



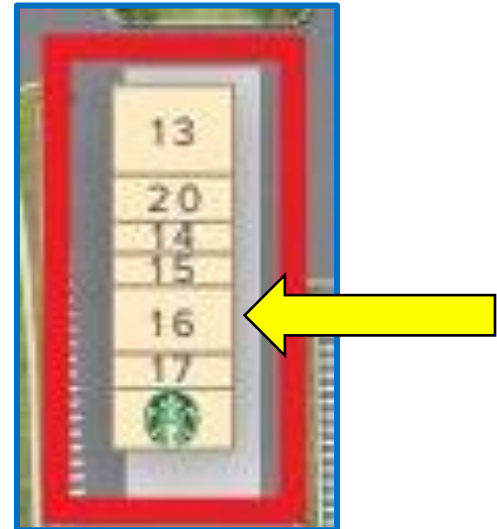
Site Facts for Retail Site

- ◆ Marion is the County Seat for Marion County
- ◆ The Ohio State University Marion campus is located across the street
- ◆ Marion Technical College is also located across the street
- ◆ Area Retailers include:
 - Walmart
 - Meijer
 - Aldi
 - CVS
 - Kroger
 - Lowe's
 - Rural King
 - Petco
 - Hobby Lobby
 - Menard's
- ◆ Area Restaurants include:
 - Arby's
 - Sonic
 - Bob Evan's
 - McDonald's
 - Chipotle
 - Panera
 - Tim Horton's
 - Applebee's
 - Burger King
 - Red Lobster

View of Entire Plaza



Available Site #16



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SURROUNDING RETAIL (West)

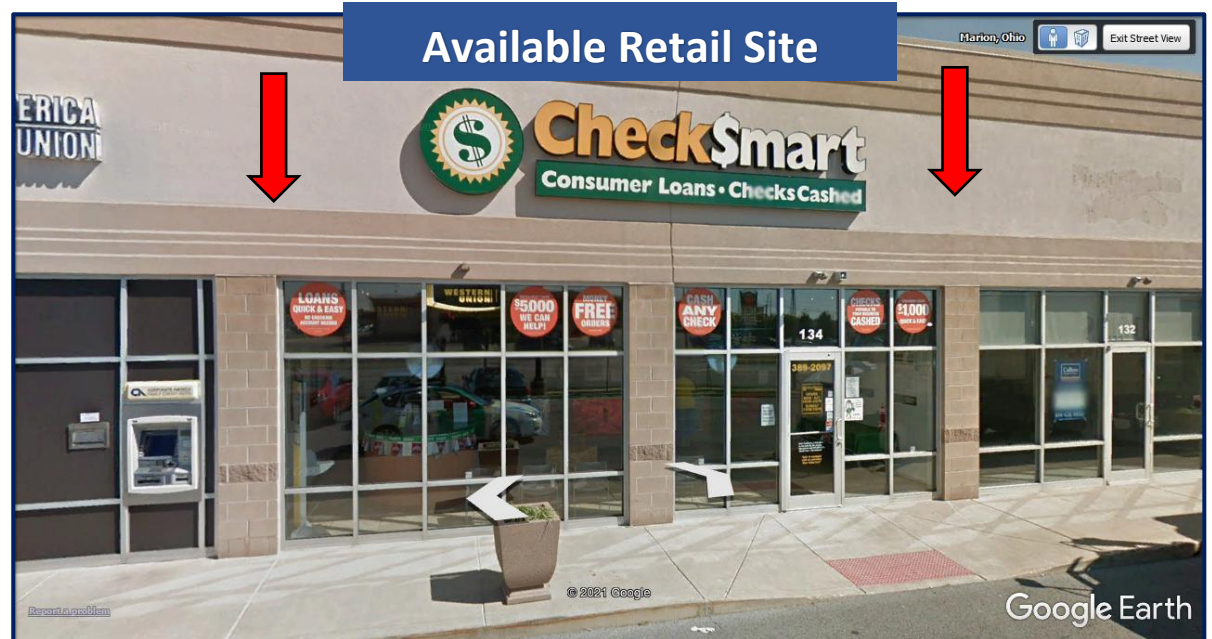


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SURROUNDING RETAIL (East)



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