

# Property Highlights

- Address: 1561-1683 Marion Mt Gilead Rd (SR 95), Marion, OH 43302
- Location: Located on the south side of Marion-Mt. Gilead Rd. just west of the intersection with State Route 23. Marion-Mt. Gilead Rd. is also known as SR 95 and is a very heavily developed commercial boulevard with numerous strip centers and free-standing commercial buildings.
- Buildings: 150,323± SF Total Strip Center
- Improvements: Facade remodeled October 2004
- Land: 16.278± Acre Total Strip Center
- Zoning: B-2 Community Business District
- Co-Tenants: Marion Technical College      Buffalo Wild Wings      Big Lots  
Petland      Mattress Mart      Goodwill  
Ci Ci's Pizza      Hong Kong Buffet      LA Tan  
Alexander's Hair Salon      John Leon, DDS      Rentway
- Traffic Counts: 30,000 ADT on SR 95
- Comments:
- Entrance to the property is signalized
  - The New Legacy Crossing Shopping Center to the East
  - Adjacent to The Ohio State/Marion Branch: Autumn 2008 - 1,807 Enrolled with 128 Faculty and Staff
  - Only 45 Minutes North of Columbus

## LEASING OPPORTUNITIES

- Available Space: Total Available 19,620± SF
- Suite 1581 – 14,820± SF
  - Suite 1597 – 1,200± SF
  - Suite 1603 – 1,200± SF
  - Suite 1677 – 2,400± SF
- Lease Rate: Rates Starting at \$8.00 PSF NNN
- Est. Operating Expense: \$2.55 PSF
- Incentives: **3 Months Free Rent**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

