

FOR LEASE

MARION RETAIL SPACE



For more information about this property visit:

www.marionretail.com

Marion SAB Nevada

1620-1680 Marion Mt Gilead Rd (Rt 95)
Marion, OH 43302

NAI Ohio Equities REALTORS®
Commercial Real Estate Services, Worldwide.

Exclusively Listed By:

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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.

Confidentiality Disclosure

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Property Highlights

Address:	1620-1680 Marion Mt Gilead Road, Marion, OH 43302
Marketing Website:	www.marionretail.com
Location:	Located Immediately West of SR23 Interchange on SR95.
Building:	87,416± SF
Built:	1986
Land:	9.629± Acres
Parcel ID:	20-0110005301
Zoning:	B-2 Community Business District
Docks:	2 for Available Space
Parking Spaces:	475
Co-Tenants:	GFS, Rent A Center and Office Depot
Comments:	Top Signage Spot Available 140 Feet of Frontage Signaled Entrance Shared with Wal-Mart and Kroger The New Legacy Crossing Shopping Center to the East The Ohio State/Marion Branch Two Intersections Away Autumn 2008 - 1,807 Enrolled with 128 Faculty and Staff Only 45 Minutes North of Columbus

LEASING OPPORTUNITIES

Available Space:	Suite 1676 - 29,803± SF available (space may be demised)
Lease Rate:	\$6.00 PSF Gross
Est. Operating Expense:	\$1.88 PSF



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Property Photographs



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Aerial Imagery and Location Maps



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Location Overview

Marion, Ohio

Marion is located in North Central Ohio, 45 miles north of the capital city of Columbus. The city of Marion has a population of 35,318; 66,217 are in Marion County.

Marion is a progressive city that enjoys exceptional benefits in terms of transportation, convenience and proximity to markets. Marion County is situated in North Central Ohio's rich agricultural area. The majority of the United States' eastern, northern and mid-western metropolitan markets are within easy reach. Approximately two-thirds of the U.S. and Canadian markets are within a day's truck drive from Marion. From Cleveland and eastern markets, over 120 regular-route carriers provide trucking to and from Marion.

Agriculture and diversified industries form the economic base of the Marion area. Approximately 80 percent of Marion County's land area is devoted to farming with corn, soybeans, hogs and dairy cattle as the principal products. A number of Marion's industries reflect the importance of agriculture to this community. Bunge, Morral Companies, Na-Churs/Alpine Solutions, Ohigro, Inc., ConAgra and Wyandot, Inc. are among the ag-related industries.

Marion's largest industrial employer is Whirlpool Corp. – the largest dryer manufacturer in the world. Other major industrial employers include Silver Line Windows and Doors an Andersen Company, Wyandot, Inc., Nucor Steel Marion, Inc. and General Mills.

Marion offers numerous training and education options, including a regional campus of The Ohio State University, Marion Technical College and Tri-Rivers Career Center.

US 23 is the main four-lane north-south artery through Marion county and adjacent to Marion City. US 23 intersects I-75 at Findlay; I-270, I-70 and I-71 at Columbus, providing the link between Columbus and the Toledo-Detroit markets. State Routes 309 and 95 provide excellent east-west statewide access. Equally excellent are State Routes 4 and 98 for north-south access. Just 25 miles east of Marion is I-71, providing access to Cleveland, Akron, Columbus, Cincinnati, and Louisville, Kentucky. Twenty-five miles north is US 30, a nationwide east-west artery. It intersects I-77 in Canton, I-71 in Mansfield and I-75 just north of Lima.

CSX and Norfolk Southern, two Class I rail carriers serving the eastern U.S. converge in Marion. Participating in a reciprocal switching agreement, they reach all major markets. Marion's Dual Rail Industrial Park offers rail-using companies well-developed industrial lots with equal access to CSX and Norfolk Southern. In collaboration with CSX, Kansas City Southern and the Marion Industrial Center, truckload carrier Schneider National opened its Ohio Valley intermodal facility. Dedicated intermodal trains run between Marion, Ohio and Kansas City with highway service provided by Schneider National at both ends of the line.

The Marion Municipal Airport features 5,000 and 3,500-foot runways. It provides jet charter services, as well as single and twin-engine propeller charter services, an air ambulance and facilities for private and corporate aircraft.

Adjacent to the airport is the Marion Airport Industrial Park with over 100 acres suitable for light manufacturing, air cargo and distribution facilities. The park has all utilities in place and offers CSX rail service.

Marion's city and county governments work together with the community's economic development organization, CAN DO!, the Marion Area Chamber of Commerce and the Marion County Regional Planning Commission to encourage growth and orderly development. Through the Ohio Department of Development, Enterprise Zones and other incentive programs, expanding companies are offered cooperation and incentives to locate and expand in Marion County.



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Traffic Count



Demographics



Date: 05/13/2009

Lat: 40.581277

Long: -83.085477

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
1620-1680 MARION MOUNT GILEAD RD, MARION, OH 43302

County: Marion County
Zip: 43302

Pop: 65,877
Pop: 54,180

2008 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Total Population	4,505	30,959	48,743
Total Households	2,072	13,370	18,588
Female Population	2,527	16,885	23,985
% Female	56.1%	54.5%	49.2%
Male Population	1,979	14,075	24,758
% Male	43.9%	45.5%	50.8%
Population Density (per Sq. Mi.)	1,434.1	1,095.0	620.6
Age:			
Age 0 - 4	4.4%	6.4%	5.8%
Age 5 - 14	10.5%	12.6%	11.9%
Age 15 - 19	6.0%	6.6%	6.3%
Age 20 - 24	4.5%	6.4%	6.8%
Age 25 - 34	8.4%	12.3%	14.1%
Age 35 - 44	10.7%	12.2%	14.0%
Age 45 - 54	16.1%	14.5%	15.0%
Age 55 - 64	13.9%	11.4%	11.3%
Age 65 - 74	10.6%	8.1%	7.3%
Age 75 - 84	10.0%	6.8%	5.6%
Age 85 +	5.0%	2.8%	2.1%
Median Age	48.5	40.2	39.1
Housing Units			
Total Housing Units	2,255	14,930	20,620
Owner Occupied Housing Units	73.9%	61.9%	66.5%
Renter Occupied Housing Units	18.1%	27.6%	23.6%
Vacant Housing Units	8.1%	10.5%	9.9%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	0.3%	0.2%	0.2%
Black	1.5%	2.5%	4.4%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	94.3%	89.6%	88.4%
Other	0.8%	2.4%	2.5%



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Demographics (Continued)

Date: 05/13/2009

2008 Demographic Detail: 1620-1680 MARION MOUNT GILEAD RD, MARION, OH 43302

	1 Miles:	3 Miles:	5 Miles:
Multi-Race	2.9%	5.0%	4.4%
Hispanic Ethnicity	1.1%	2.1%	1.8%
Not of Hispanic Ethnicity	98.9%	97.9%	98.2%
Marital Status:			
Age 15 + Population	3,834	25,072	40,148
Divorced	9.4%	13.6%	14.6%
Never Married	16.8%	22.6%	25.5%
Now Married	58.3%	50.9%	48.1%
Separated	3.0%	3.4%	4.0%
Widowed	12.5%	9.6%	7.7%
Educational Attainment:			
Total Population Age 25+	3,365	21,053	33,805
Grade K - 8	3.1%	3.5%	3.8%
Grade 9 - 12	8.6%	16.1%	18.0%
High School Graduate	39.7%	44.6%	44.2%
Associates Degree	6.2%	6.3%	6.3%
Bachelor's Degree	12.0%	7.3%	6.6%
Graduate Degree	12.4%	6.7%	5.2%
Some College, No Degree	18.1%	15.6%	15.9%
Household Income:			
Income \$ 0 - \$9,999	3.5%	8.9%	7.9%
Income \$ 10,000 - \$14,999	4.1%	5.7%	5.0%
Income \$ 15,000 - \$24,999	11.9%	13.8%	12.6%
Income \$ 25,000 - \$34,999	12.2%	13.8%	13.9%
Income \$ 35,000 - \$49,999	17.4%	16.6%	17.1%
Income \$ 50,000 - \$74,999	20.3%	19.8%	21.8%
Income \$ 75,000 - \$99,999	12.7%	10.6%	11.0%
Income \$100,000 - \$124,999	8.7%	5.1%	5.2%
Income \$125,000 - \$149,999	4.5%	2.5%	2.6%
Income \$150,000 +	4.8%	3.2%	2.9%
Average Household Income	\$61,891	\$52,746	\$53,276
Median Household Income	\$51,043	\$41,890	\$44,014
Per Capita Income	\$29,218	\$23,334	\$22,292
Vehicles Available:			
0 Vehicles Available	6.5%	10.1%	8.8%
1 Vehicle Available	29.7%	32.3%	30.2%

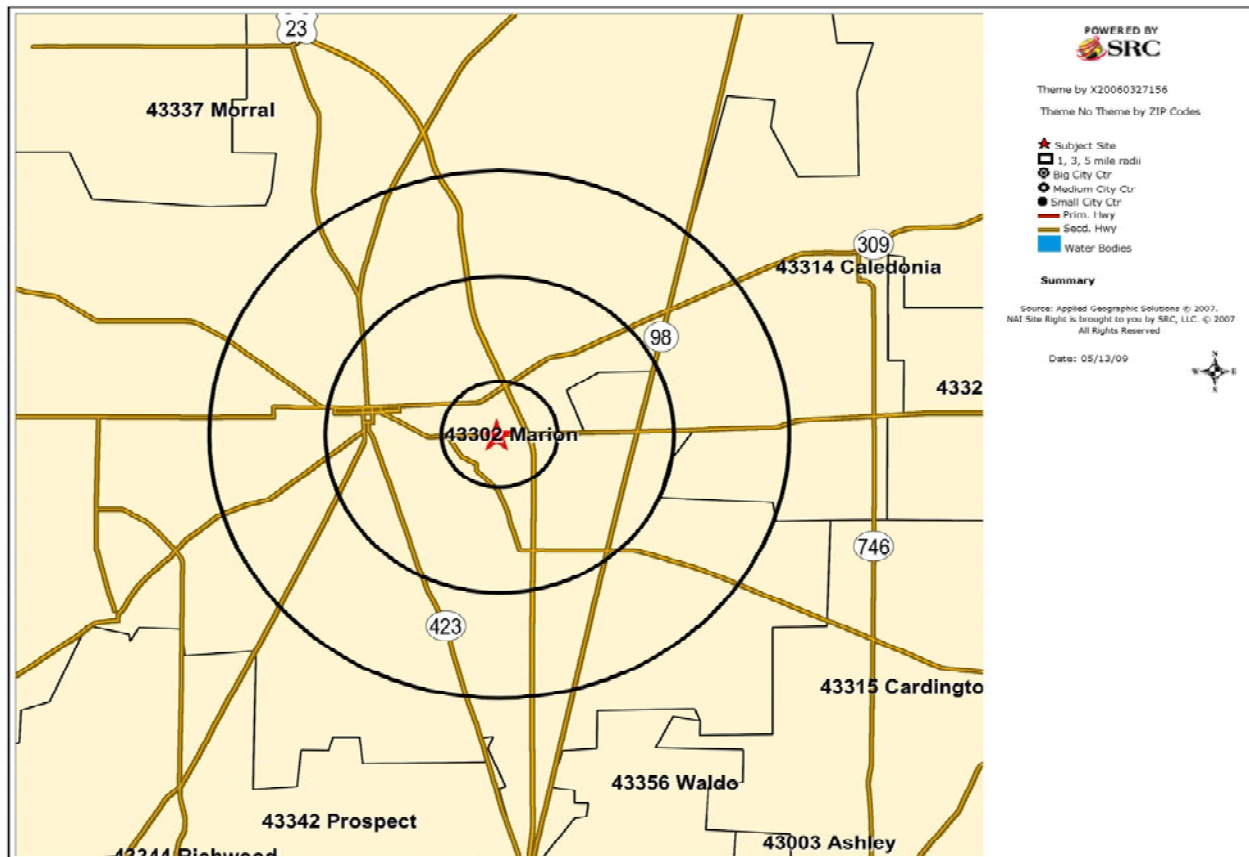


Demographics (Continued)

Date: 05/13/2009

2008 Demographic Detail: 1620-1680 MARION MOUNT GILEAD RD, MARION, OH 43302

	1 Miles:	3 Miles:	5 Miles:
2+ Vehicles Available	63.8%	57.7%	61.0%
Average Vehicles Per Household	1.90	1.80	1.90
Total Vehicles Available	4,031	24,291	35,201
Business and Employment:			
Number of Employees	3,631	20,443	27,936
Number of Establishments	207	1,566	1,906



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