

For Lease

# Retail Space

Former Marion Maid-Rite



## Owen Building

1000 7th Avenue  
Marion, Iowa 52302

### Property Highlights

- Prominent Location
- Ideal Restaurant Space
- New Streetscape and City Square Park

### Property Description

Take advantage of this rare opportunity to lease a prime retail space in Uptown Marion. The space offers high visibility, with high ceilings and historic charm. The space would be an ideal restaurant space with the possibility to develop a concept that could develop a patio or deck off the back of the building connecting with the Art Alley and a lower level with an exterior sidewalk access to the new sidewalk streetscape.

### OFFERING SUMMARY

<b>Available SF</b>	3,024 SF Main Floor
<b>Lease Rate</b>	\$18.00 SF/yr (NNN)
<b>Available SF</b>	6,992 SF Lower Level
<b>Lease Rate</b>	\$12.00 SF/yr (NNN)

### DEMOGRAPHICS

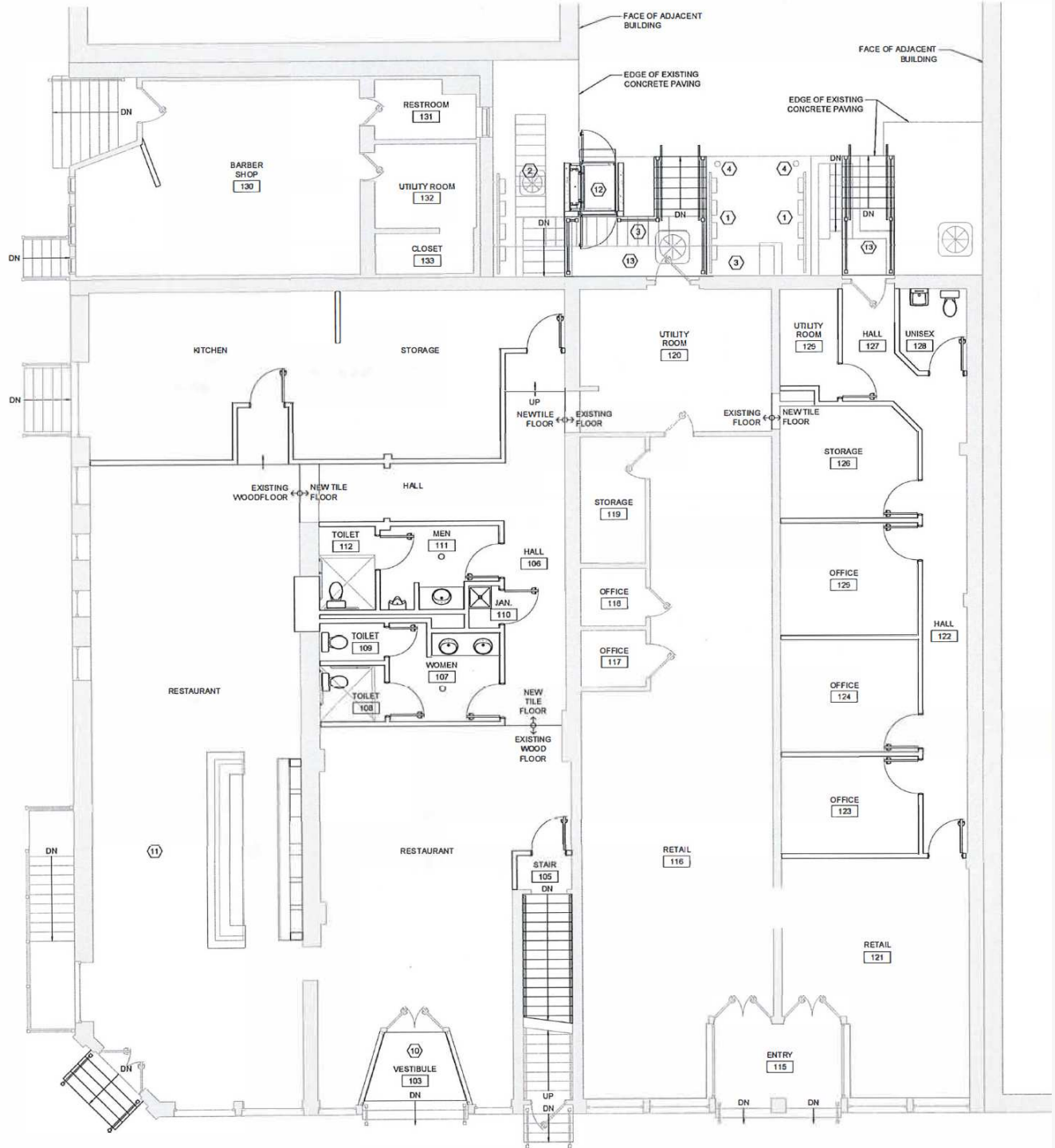
<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	733	\$86,362
<b>3 Miles</b>	60,639	\$101,657
<b>5 Miles</b>	115,650	\$97,044

For more information

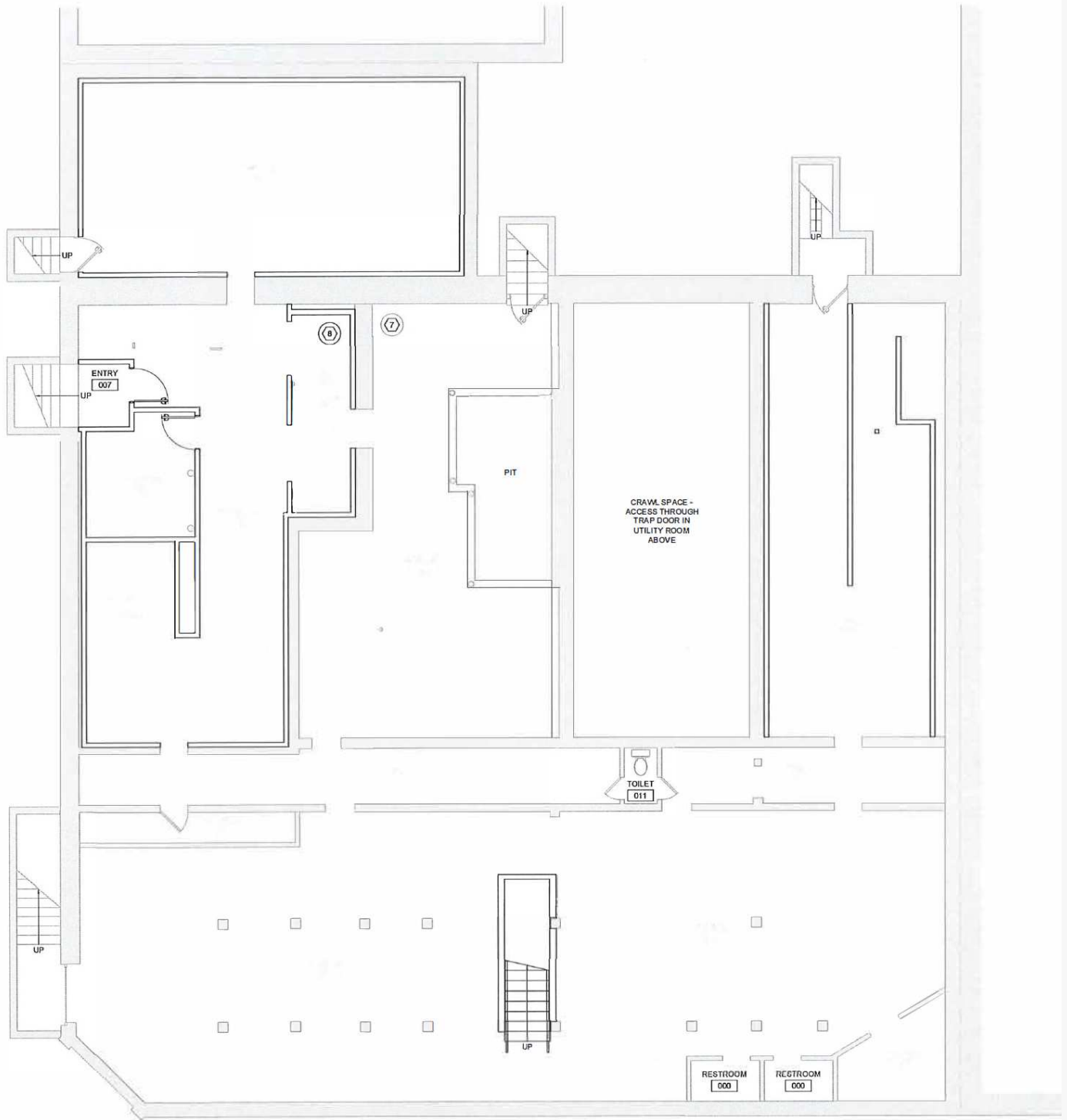
**Jeremy Tipton, CCIM, Broker Associate**

O: 319 378 6891 | C: 319 551 2079  
jtipton@iowarealty.com

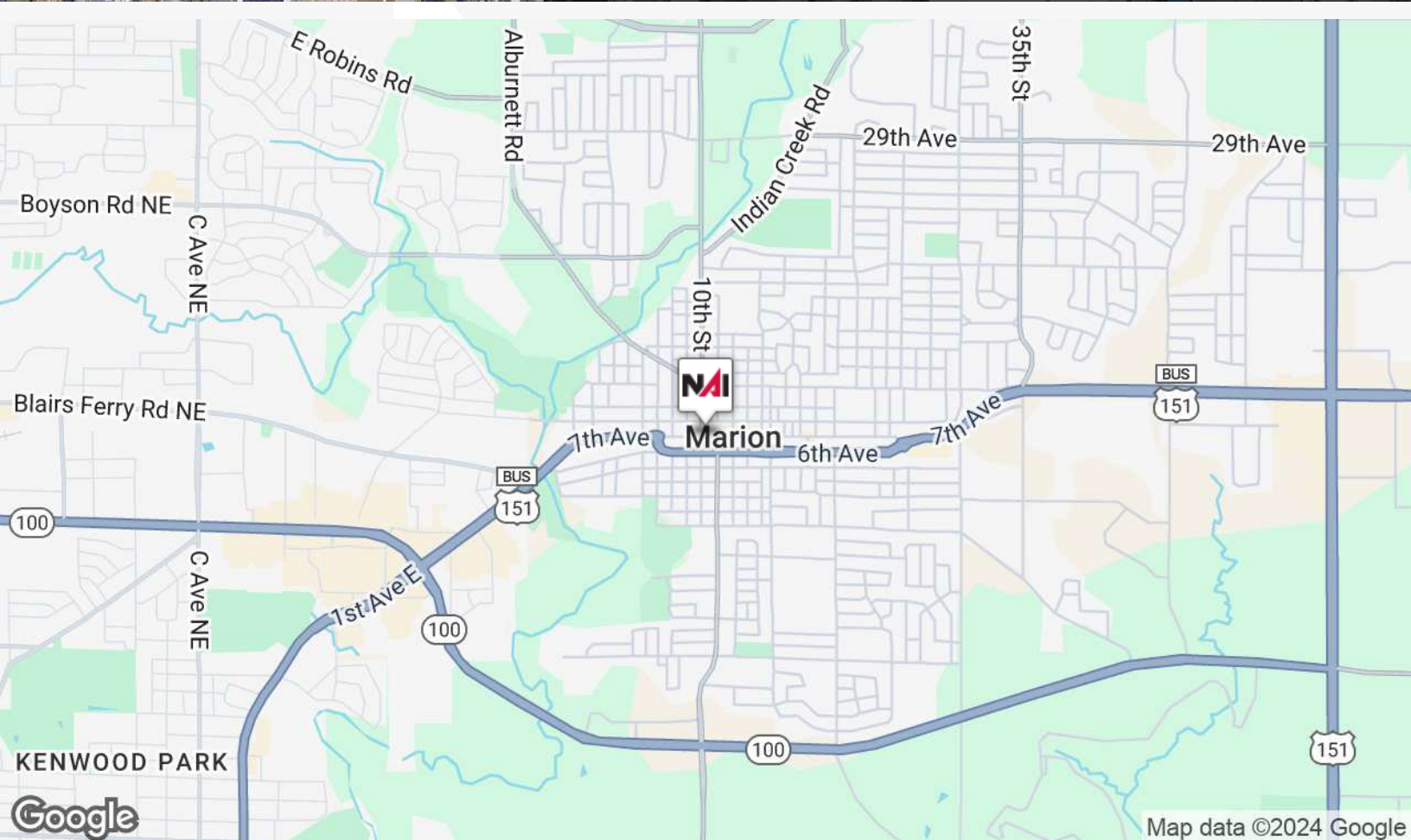
# Main Level Floor Plan



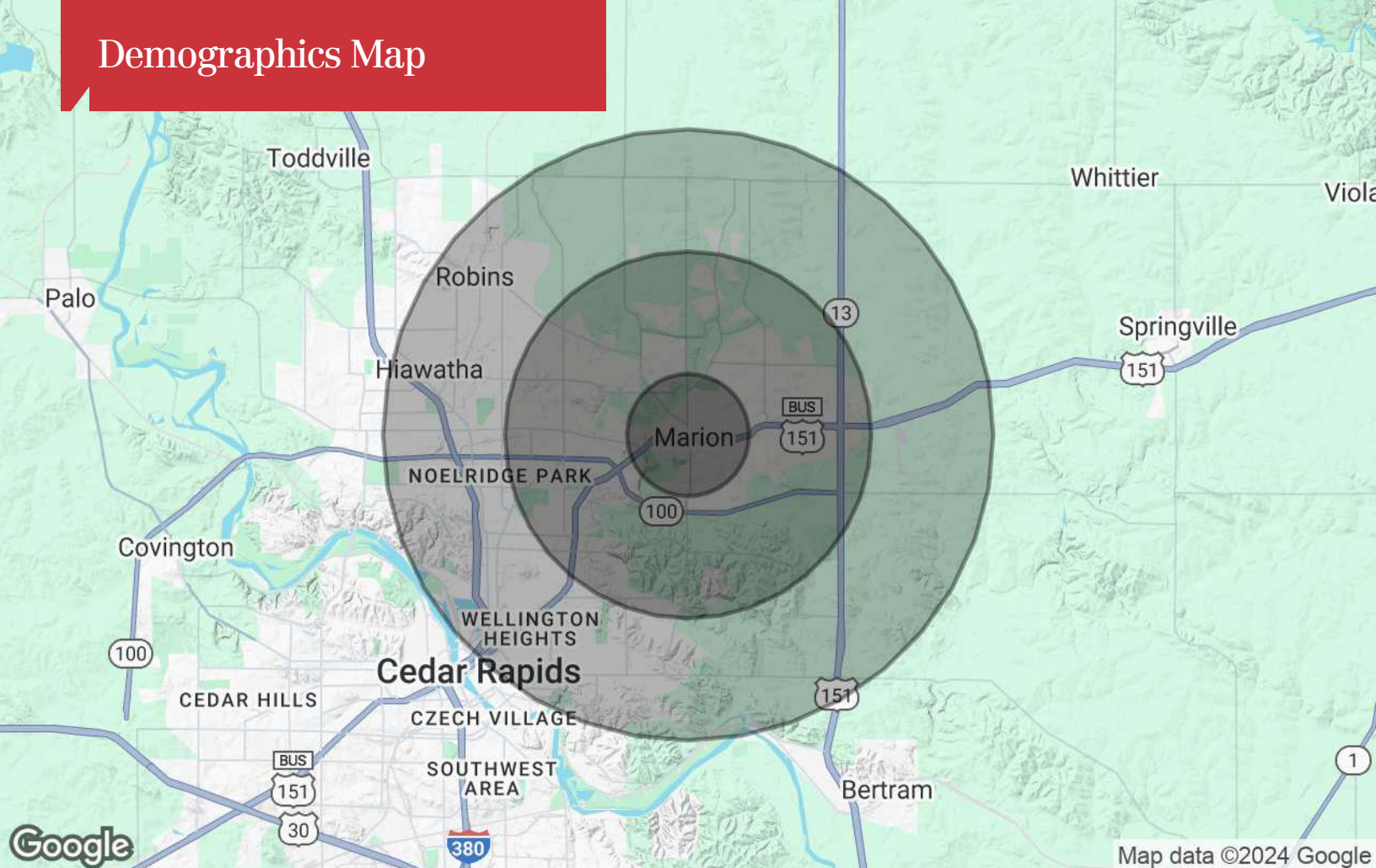
# Lower Level Floor Plan



# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,001	60,639	115,650
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	41	41	41

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,792	25,334	48,808
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$86,362	\$101,657	\$97,044
AVERAGE HOUSE VALUE	\$223,622	\$248,072	\$237,239

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	93.1%	90.6%	87.9%
% BLACK	4.6%	4.3%	6.9%
% ASIAN	1.2%	4.0%	3.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	1.0%	1.1%	1.4%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.2%	3.8%	4.5%

\* Demographic data derived from 2020 ACS - US Census