

Marion, Ohio

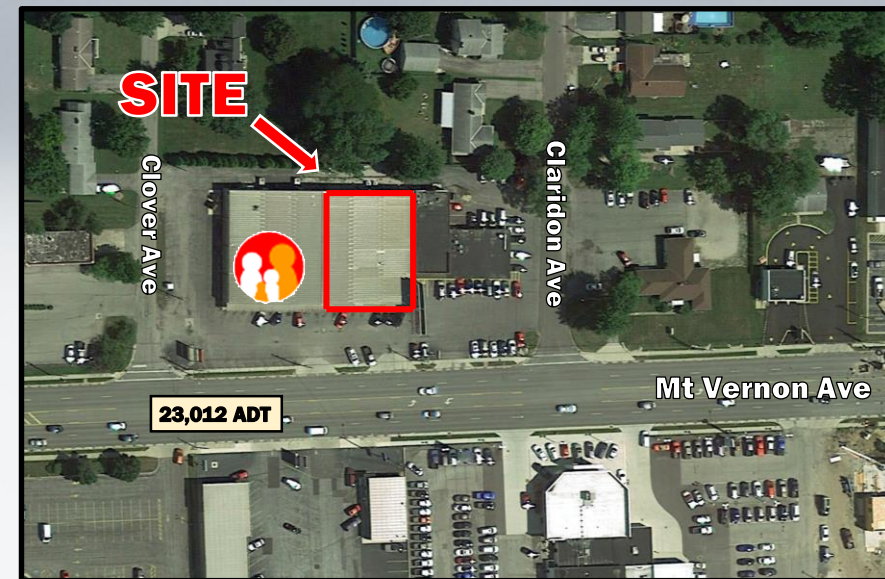
1084-1088 Mount Vernon Ave



PROPERTY FOR LEASE

Highlights:

- 8,990 sq. ft. available
- Along major retail corridor
- Directly adjacent to Family Dollar
 - Ample parking
- Rent: \$10.00 per sq. ft. NNN
- NNN expenses: \$1.38 per sq. ft.



Location:

- Full access to Mount Vernon Ave via Clover Ave and Claridon Ave
 - 23,012 average daily traffic on Mount Vernon Ave
- 0.6 miles from OSU-Marion Campus which has ~1,700 students
- Area retailers include Rite Aid, Wendy's, and Advance Auto Parts

The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

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500 Trillium Dr
Galloway, Ohio 43119

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ZELNIK REALTY
LIMITED

PROPERTY
FOR LEASE



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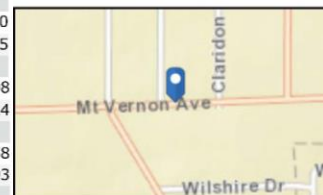
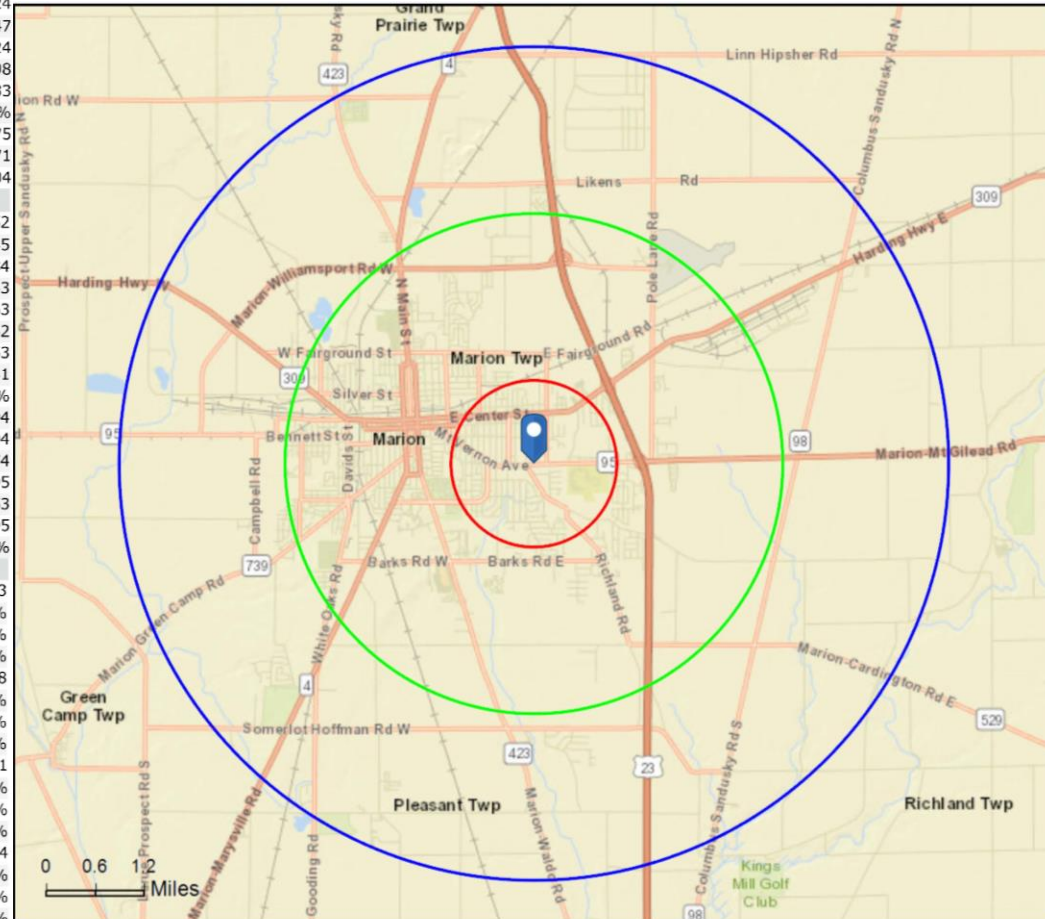
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Market Summary

1, 3, 5 Mile Radius Demographics

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,991	41,004	49,124
2010 Total Population	8,883	42,820	50,047
2018 Total Population	8,929	42,940	50,124
2018 Group Quarters	121	5,968	5,998
2023 Total Population	8,855	42,418	49,533
2018-2023 Annual Rate	-0.17%	-0.24%	-0.24%
2018 Total Daytime Population	7,905	43,136	51,075
Workers	3,212	21,102	25,371
Residents	4,693	22,034	25,704
Household Summary			
2000 Households	3,894	15,886	18,452
2000 Average Household Size	2.27	2.43	2.45
2010 Households	3,910	15,550	18,384
2010 Average Household Size	2.24	2.41	2.43
2018 Households	3,935	15,432	18,263
2018 Average Household Size	2.24	2.40	2.42
2023 Households	3,904	15,246	18,053
2023 Average Household Size	2.24	2.39	2.41
2018-2023 Annual Rate	-0.16%	-0.24%	-0.23%
2010 Families	2,408	9,867	11,994
2010 Average Family Size	2.82	2.95	2.94
2018 Families	2,365	9,575	11,674
2018 Average Family Size	2.84	2.96	2.95
2023 Families	2,327	9,382	11,453
2023 Average Family Size	2.84	2.97	2.95
2018-2023 Annual Rate	-0.32%	-0.41%	-0.38%
Housing Unit Summary			
2000 Housing Units	4,074	17,206	19,883
Owner Occupied Housing Units	70.9%	60.0%	63.4%
Renter Occupied Housing Units	24.7%	32.3%	29.4%
Vacant Housing Units	4.4%	7.7%	7.2%
2010 Housing Units	4,299	18,021	21,028
Owner Occupied Housing Units	61.7%	50.7%	55.3%
Renter Occupied Housing Units	29.3%	35.6%	32.1%
Vacant Housing Units	9.0%	13.7%	12.6%
2018 Housing Units	4,363	18,003	21,031
Owner Occupied Housing Units	62.4%	51.8%	56.4%
Renter Occupied Housing Units	27.8%	33.9%	30.5%
Vacant Housing Units	9.8%	14.3%	13.2%
2023 Housing Units	4,400	18,149	21,194
Owner Occupied Housing Units	62.5%	51.9%	56.3%
Renter Occupied Housing Units	26.2%	32.1%	28.9%
Vacant Housing Units	11.3%	16.0%	14.8%
Median Household Income			
2018	\$49,471	\$38,718	\$41,150
2023	\$53,033	\$42,264	\$45,415
Median Home Value			
2018	\$108,755	\$86,136	\$90,808
2023	\$113,874	\$88,785	\$94,324
Per Capita Income			
2018	\$27,410	\$19,154	\$20,458
2023	\$30,794	\$21,534	\$23,093
Median Age			
2010	43.2	38.4	39.1
2018	44.0	39.4	40.3
2023	44.5	40.0	41.0



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