

1351 MT. VERNON AVE

Marion, OH 43302



The
Carrington
Company

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3,378 SF ON 1.13 ACRES

**HARD CORNER FORMER QSR WITH DRIVE THRU
FOR LEASE OR REDEVELOPMENT**

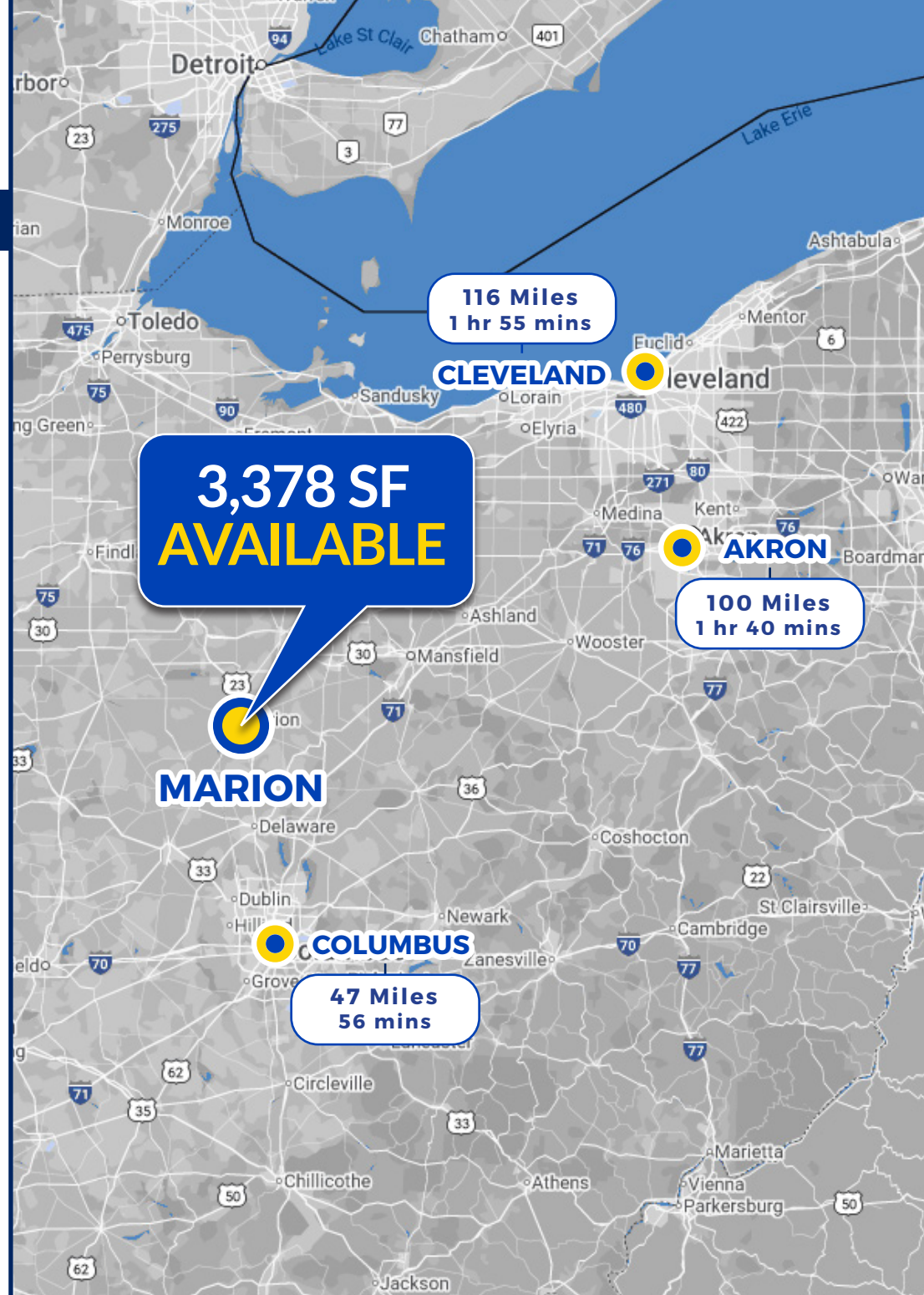
PROPERTY SUMMARY

1351 Mt. Vernon Ave., Marion OH, 43302

The Carrington Company is pleased to present a prime leasing or development opportunity in the retail heart of Marion, OH. The property consists of a single building former QSR containing 3,378 SF with drive-thru on a 1.13 acre parcel at an optimal hard corner. Positioned at the intersection of Mount Vernon Avenue (ADT 21,500) and University Drive (ADT 8,000), Marion's most active retail corridor, this site offers excellent visibility, accessibility and traffic counts. Neighboring national brand retailers include Walmart, Kohl's, TJ Maxx, Hobby Lobby, Lowe's, Starbucks and many others. This versatile site is ideal for a variety of potential uses and is well suited for quick-service restaurants, retail or office related businesses looking to capitalize on strong area demographics and consistent traffic. The property is also available for build to suit or ground lease opportunities.

Location Features

- ▶ 3,378 SF standalone building with drive-thru on a 1.13 acre parcel
- ▶ Prime hard-corner location on Mount Vernon Ave, a major retail corridor in Marion, OH
- ▶ Adjacent to The Ohio State University at Marion campus
- ▶ Mount Vernon Avenue ADT 21,500 and University Drive ADT 8,000
- ▶ Surrounded by national retailers including Walmart, Lowe's, Hobby Lobby and more
- ▶ Versatile space suitable for quick-service restaurants, retail or office related businesses
- ▶ Excellent accessibility with ample parking and drive-thru capabilities
- ▶ Ideal building and monument signage opportunities for enhanced brand visibility



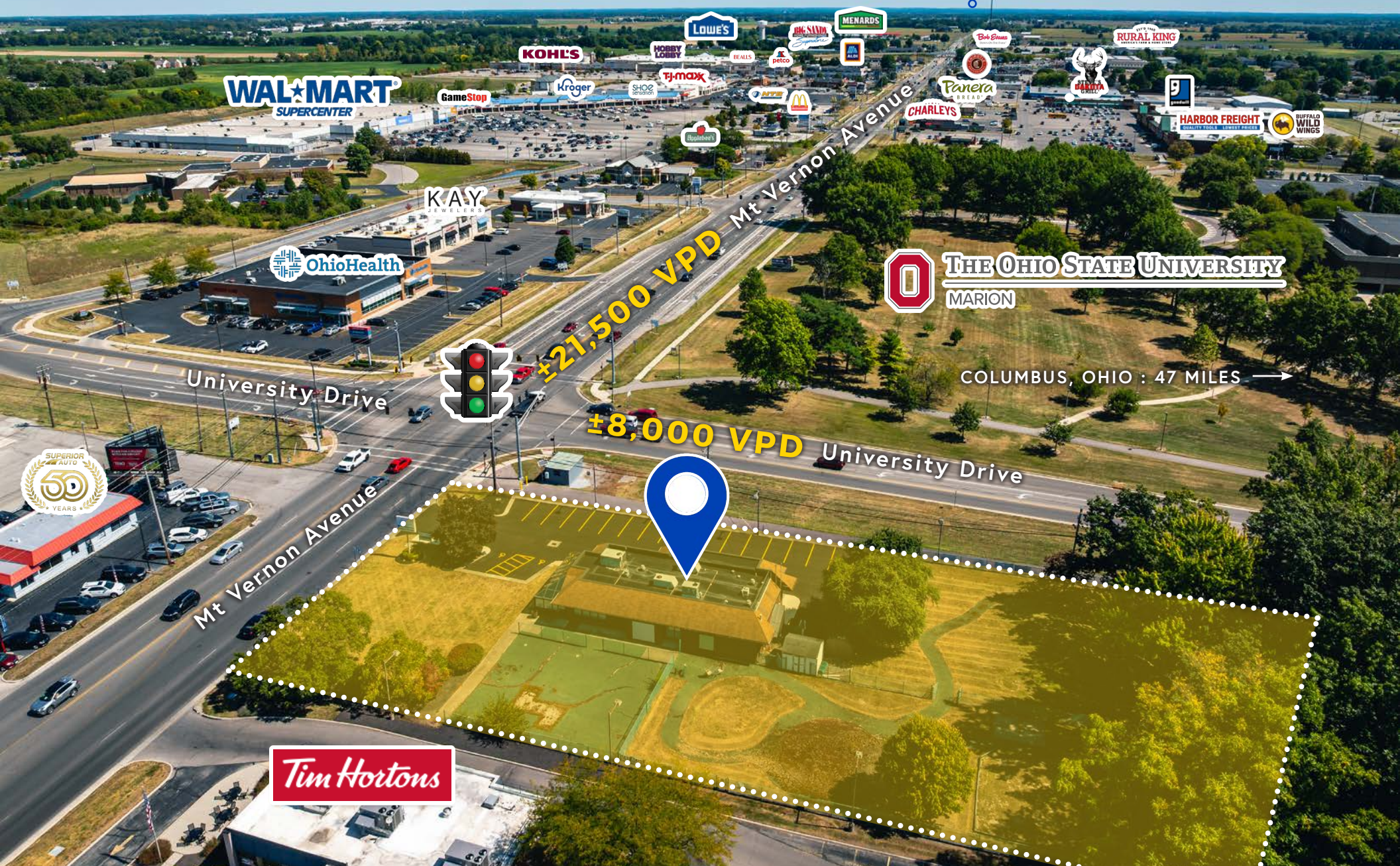
Site Photos



Interior Photos



AKRON, OHIO : 100 MILES
CLEVELAND, OHIO : 116 MILES



WALMART
SUPERCENTER

GameStop

Kroger

HOBBY LOBBY

LOWE'S

MENARDS

THE SHOE COMPANY

TJ-MAXX

McDonald's

Bob Evans

RURAL KING

Panera BREAD

CHARLEY'S

HARBOR FREIGHT

BUFFALO WILD WINGS

KAY JEWELERS

OhioHealth



THE OHIO STATE UNIVERSITY

MARION

University Drive



±21,500 VPD

Mt. Vernon Avenue

COLUMBUS, OHIO : 47 MILES →

±8,000 VPD

University Drive



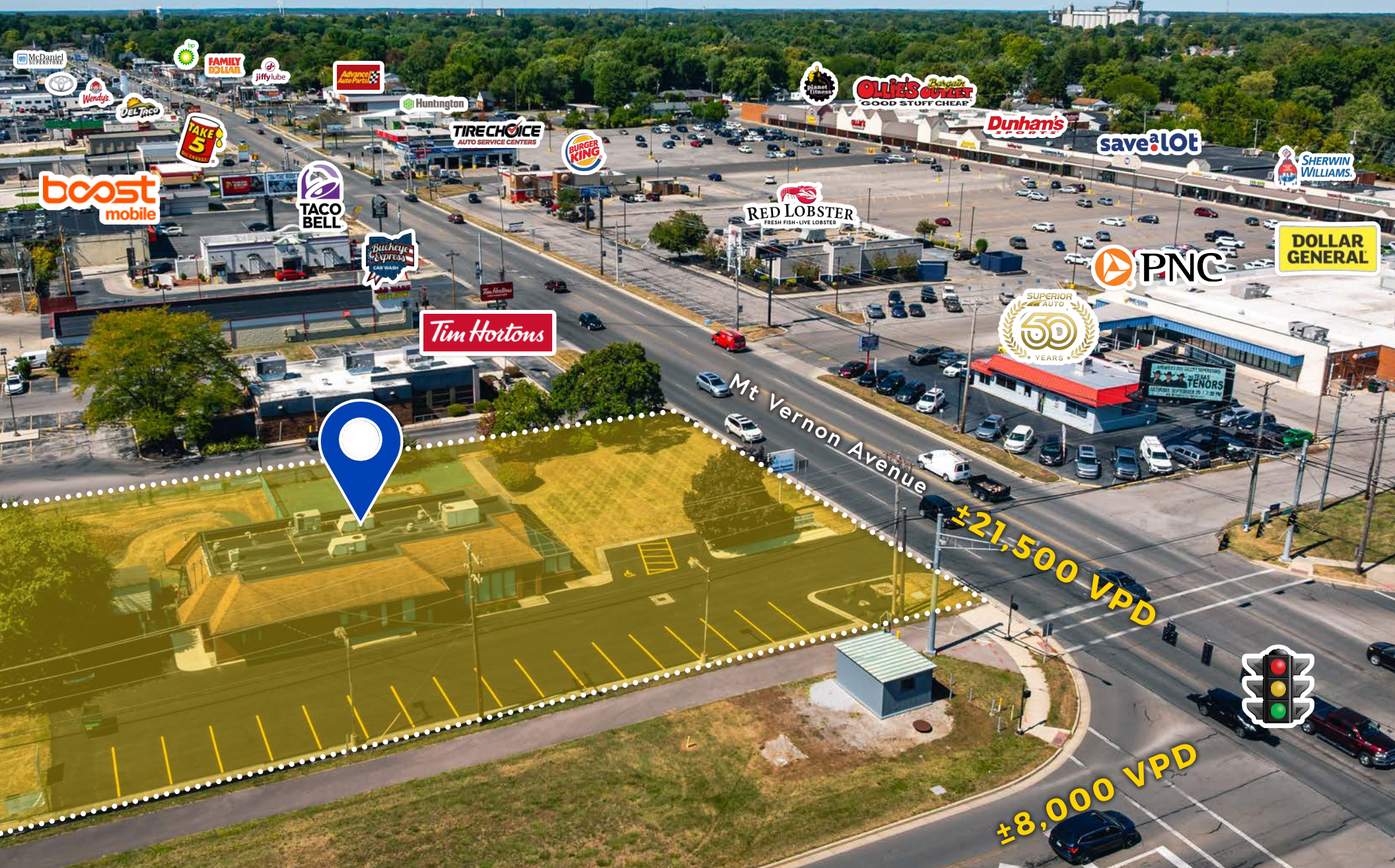
Mt. Vernon Avenue

Tim Hortons

PROPERTY AERIAL

AKRON, OHIO : 100 MILES →
CLEVELAND, OHIO : 116 MILES →

← COLUMBUS, OHIO : 47 MILES



Tim Hortons

Mt Vernon Avenue

±21,500 VPD

±8,000 VPD



LOCAL AERIAL

3,378 SF AVAILABLE

CLEVELAND

116 Miles

21,500 VPD

Mt. Vernon Avenue

ASHLEY

GMC

Tim Hortons

Perkins
AMERICAN FOOD CO.

THE OHIO STATE UNIVERSITY
MARION

SPRINT

AKRON

100 Miles

47 Miles

COLUMBUS

SITE MAP

1351
MT VERNON AVE

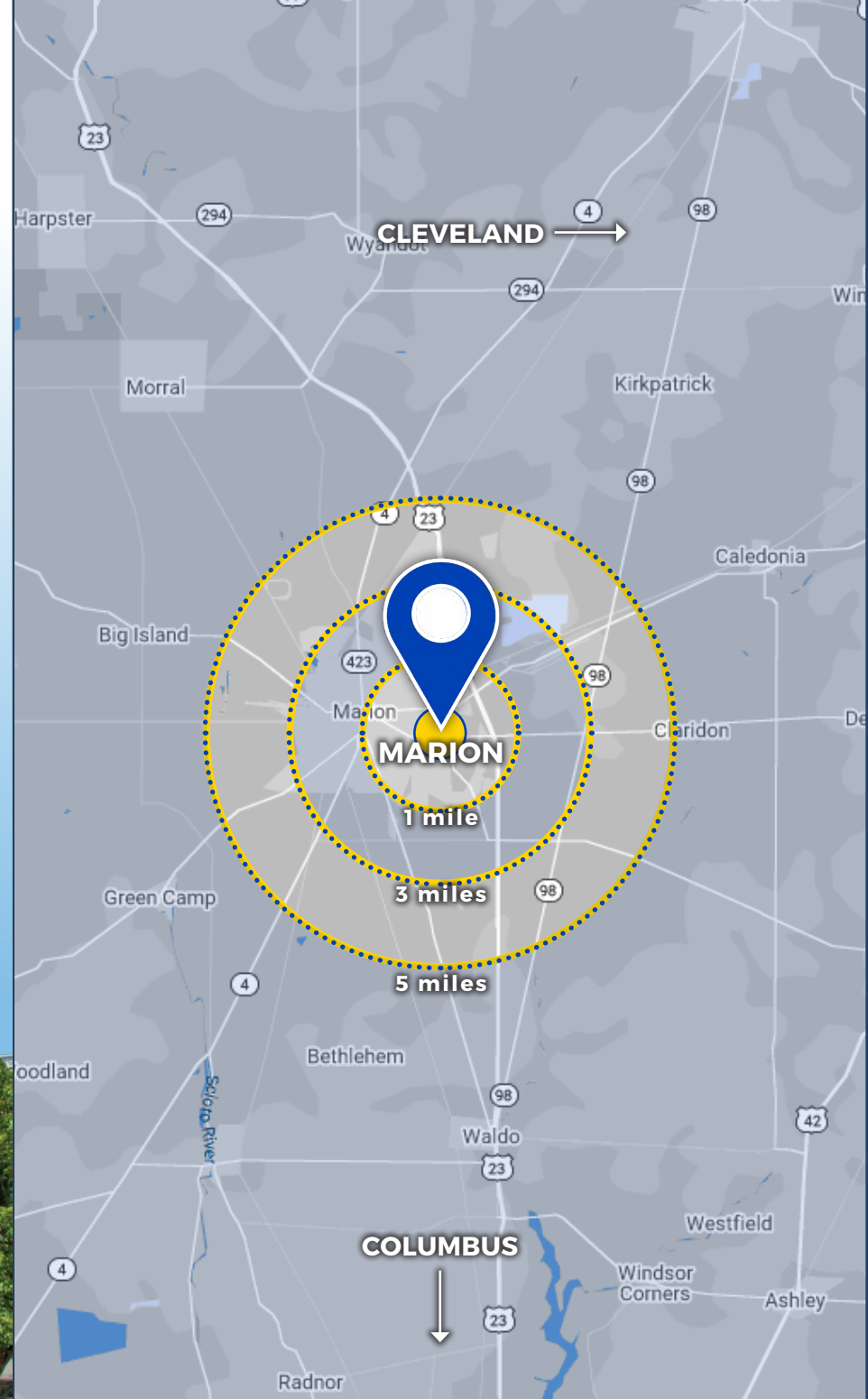
MT VERNON AVE (21,500 VPD)

UNIVERSITY DRIVE (8,000 VPD)



DEMOGRAPHICS

2024 SUMMARY	1 MILES	3 MILES	5 MILES
POPULATION	7,156	38,722	48,735
HOUSEHOLDS	3,301	14,695	18,664
AVG HOUSEHOLD INCOME	\$79,979	\$67,016	\$68,681
AVG MEDIAN INCOME	\$64,552	\$50,442	\$52,098





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