



MARION CENTRE REDEVELOPMENT

415,274-SF REGIONAL MALL | 35.9 ACRE LOT | ADDITIONAL OUTPARCEL DEVELOPMENT OPPORTUNITY

1509 Marion-Waldo Rd, Marion, OH 43302

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

MARION CENTRE

1509 MARION-WALDO RD, MARION, OH 43302

Marcus & Millichap
PATEL YOZWIAK GROUP

AERIAL: NORTH VIEW



MARION CENTRE

1509 MARION-WALDO RD, MARION, OH 43302

Marcus & Millichap
PATEL YOZWIAK GROUP

SUBJECT PHOTOS



MARION CENTRE

1509 MARION-WALDO RD, MARION, OH 43302

Marcus & Millichap
PATEL YOZWIAK GROUP

SUBJECT PHOTOS



INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- 17% Occupied Regional Mall
- 415,274-SF Total Area on a Large +/-35.9 Acre Lot
- Mix of National and Local Tenants Including Dollar Tree and a 7 Screen Movie Theater
- Development Opportunity With Three Additional Out-Parcels
- B-2 Community Business District Zoning Allows for a Wide Range of Planned Development Shopping Centers, General Retail, Grocery, Motel, Office, Recreation, Religious Facilities, Gas Stations and More

LOCATION HIGHLIGHTS:

- High Visibility With Multiple Points of Ingress and Egress Near a Signalized Intersection
- Former Sears Anchor Box Sold in 2021 and Repositioned as Marion Self Storage – 80% Occupied Today
- Near Multiple National Tenants Such as McDonald's, Kroger, Tractor Supply, Walgreens, Wendy's, Taco Bell, Verizon, Speedway, Family Dollar and More
- 1 Mile From OhioHealth Marion General Hospital, a Major 250 Bed Hospital Serving the Marion Area and 1 Mile From OhioHealth Marion Outpatient Medical Campus
- 2 Miles From Downtown Marion and 3 Miles From The Ohio State University at Marion Campus and Marion Technical College With 3,700+ Students
- 4 Miles Off of US-23, a Major US Highway Running Through Columbus into the Toledo Metro Area
- Positioned Along Marion-Waldo Road, Seeing Over 16,000 Vehicles Per Day Running Through Downtown Marion
- Marion is 45 Minutes From Downtown Columbus and is Apart of the Columbus Ohio Metropolitan Statistical Area With a Population Of Over 2.1 Million

RENT ROLL

SUITE	TENANT	GLA	% OF GLA	MONTHLY RENT	ANNUAL RENT	R/SF	TOTAL INCOME	LEASE COMMENCE	LEASE EXPIRATION
455	Dollar Tree	10,080	2.43%	\$7,770	\$93,240	\$9.25	20.66%	07/01/17	09/30/27
274	Centre Cinemas 7, Inc.	22,252	5.36%	\$6,199	\$74,389	\$3.34	16.48%	03/16/12	05/31/29
400	GAME ZONE	8,165	1.97%	\$3,950	\$47,400	\$5.81	10.50%	06/06/24	MTM
814	Hollywood Nails	510	0.12%	\$3,250	\$39,000	\$76.47	8.64%	-	09/30/32
500	Vapors & Vibes	5,416	1.30%	\$3,000	\$36,000	\$6.65	7.98%	12/01/23	11/30/26
230	American Orthopedics	2,024	0.49%	\$1,750	\$21,000	\$10.38	4.65%	04/01/23	MTM
100	Nichols Furniture (Loading Dock)	2,000	0.48%	\$1,700	\$20,400	\$10.20	4.52%	MTM	MTM
810 (ATM)	PNC Bank	100	0.02%	\$1,438	\$17,250	\$172.50	3.82%	10/01/24	06/30/27
340	Lilas Loft Resale	3,920	0.94%	\$1,200	\$14,400	\$3.67	3.19%	09/19/24	10/31/25
425	Slap Yo Self, LLC	2,336	0.56%	\$1,000	\$12,000	\$5.14	2.66%	06/01/25	05/31/26
310	Douce Dance Studio	1,400	0.34%	\$900	\$10,800	\$7.71	2.39%	06/01/23	05/31/26
315	Here Today	3,491	0.84%	\$800	\$9,600	\$2.75	2.33%	01/01/24	05/31/26
432	Bree Zs One Stop Party Store	1,750	0.42%	\$725	\$8,700	\$4.97	1.93%	05/01/25	04/30/26
436	Knowledge Academy Toy Store	4,392	1.06%	\$600	\$7,200	\$1.64	1.60%	04/01/25	03/31/26
330	Outlaw Fire Protection	1,500	0.36%	\$550	\$6,600	\$4.40	1.46%	11/01/24	10/31/25
282	Frank N Beans Hotdogs and More	773	0.19%	\$500	\$6,000	\$7.76	1.33%	03/01/25	02/28/26
410	iPop iRoll LLC	555	0.13%	\$500	\$6,000	\$10.81	1.33%	10/01/24	09/30/25
428	Sandwich Shop	640	0.15%	\$500	\$6,000	\$9.38	1.33%	11/01/24	10/31/25
TOTALS		71,304	17.17%	\$36,332	\$435,979	\$1.05	100%		

Occupied GLA: 71,304-SF | Approximately 17.17% Occupied

Vacant & Common Area: 339,770-SF

Total Area: 415,274-SF

LEASE AND OFFERING SUMMARY

LIST PRICE

\$3,250,000

PRICE/SF

\$7.83

PROPERTY DESCRIPTION	
YEAR BUILT:	1965
GLA:	415,274-SF
OCCUPANCY:	17.17%
LOT SIZE:	+/-35.90-AC
PARCEL NO.:	18-010001.1800
ZONING:	B-2 Community Business District

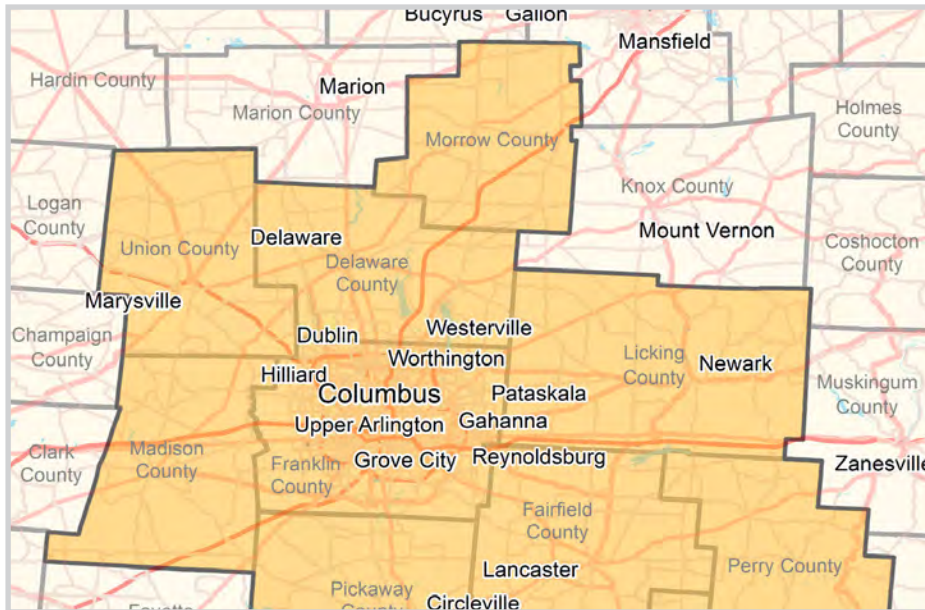


INCOME	CURRENT	\$/SF
ANNUAL RENT INCOME	\$435,979	\$1.05
EFFECTIVE GROSS INCOME	\$435,979	\$1.05
EXPENSES	CURRENT	\$/SF
WATER/SEWER	\$4,888	\$0.01
UTILITIES	\$109,467	\$0.26
PAYROLL	\$59,900	\$0.14
REPAIRS	\$18,790	\$0.05
TRASH	\$8,172	\$0.02
ESTIMATED LANDSCAPING	\$8,305	\$0.02
SNOW REMOVAL	\$20,764	\$0.05
TOTAL CAM EXPENSES	\$223,522	\$0.54
REAL ESTATE TAXES	\$28,580	\$0.07
INSURANCE	\$41,000	\$0.10
ESTIMATED MANAGEMENT	\$30,000	\$0.07
TOTAL OPERATING EXPENSES	\$323,102	\$0.78
NET OPERATING INCOME	\$112,876	\$0.27

MARKET SUMMARY

COLUMBUS METRO OVERVIEW

The Columbus metro is Ohio's most populated metropolitan area, composed of 10 counties in the gently rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River, which crosses through the city itself. Situated in Franklin County, the city of Columbus is the capital of Ohio and is now the country's 14th-largest city. Multiple geographic attributes also make Columbus a national transportation and distribution hub, with nearly 65 percent of the U.S. population within a one-day driving radius. Interstates 70 and 71 intersect in Columbus, while Interstate 270 forms a beltway around the metro and Interstate 670 bisects the city. John Glenn Columbus International Airport, located east of downtown, is the area's primary air passenger facility. In 2022, Intel Corp. broke ground on the first of two microchip factories in New Albany, set to bring 3,000 permanent positions to the metro by 2025.



METRO HIGHLIGHTS



LOGISTICS HUB

Rickenbacker Inland Port is a multimodal logistics hub that provides air, truck and rail transport to locations throughout the U.S. and Canada, making the metro a key point for distribution activities.



MIDWESTERN COMMERCIAL CENTER

Greater Columbus is home to five Fortune 500 companies and many regional operations, drawing a variety of other employers and residents.



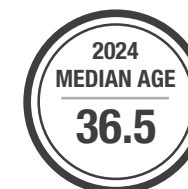
AFFORDABLE HOUSING COSTS

The median home price in Columbus is well below the national level, channeling more discretionary income to retailers and entertainment.

ECONOMY HIGHLIGHTS

- State agencies and the Ohio State University provide a diverse array of employment opportunities. A lower cost of doing business, a strong education system and a strategic location draw major corporations to the metro.
- Columbus has emerged as a logistics and tech hub, as Intel moves in and Meta, Google, Microsoft and Amazon maintain massive data facilities in the metro.

DEMOGRAPHIC HIGHLIGHTS



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	2,841	34,878	46,111
2024 Estimate	2,871	35,325	46,702
2020 Census	2,916	36,680	48,614
2010 Census	3,021	37,581	49,197
Daytime Population	4,131	33,545	43,027
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$79,593	\$65,954	\$65,283
Median	\$65,682	\$55,816	\$55,881
Per Capita	\$38,267	\$29,088	\$27,902
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	1,511	15,386	18,143
2024 Estimate	1,521	15,461	18,227
2020 Census	1,535	15,561	18,340
2010 Census	1,497	15,412	18,097
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$185,153	\$121,020	\$127,837
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2024 Unemployment	1.57%	2.57%	2.25%
Avg. Time Traveled	22	22	22
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	41.24%	45.29%	44.68%
Some College (13-15)	18.67%	21.46%	22.67%
Associate Degree Only	6.82%	7.57%	7.64%
Bachelor's Degree Only	16.60%	10.06%	8.96%
Graduate Degree	6.18%	5.18%	4.60%

MAJOR EMPLOYERS	EMPLOYEES
1 Silver Line Building Pdts LLC	1,116
2 Piston Automotive LLC	753
3 Verizon New York Inc-Verizon	737
4 Marion General Hospital Inc	719
5 Marion Area Health Center	400
6 Marion Correctional Institution	383
7 North Central Correctional	301
8 B P L Corporation	276
9 Patent and Trademark Office US	242
10 Interim Healthcare Columbus Inc	237
11 US Yachiyo Inc	232
12 Wyandot Usa LLC-Wyandot Snacks	225
13 Metroplitan Edctl Tchnical Assn-Meta Solutions	206
14 Marion Technical College	195
15 Lowes Home Centers LLC-Lowes	182
16 Meijer Inc-Meijer 111	150
17 North Central Ohio Educational Svc	150
18 Rk Family Inc	140
19 City of Marion	140
20 Menard Inc	140
21 McDonalds Restaurants of Ohio	135
22 Mathews Kennedy Ford-Matthews Auto Group	130
23 Pleasant Local School District	120
24 Tri-Rivers Career Center	120
25 Ohio Department Youth Services	111



MARION CENTRE MALL

1509 MARION-WALDO RD, MARION, OH 43302

Marcus & Millichap
PATEL YOZWIAK GROUP

EXCLUSIVELY LISTED BY:

FRANK SIMCIC

Senior Director, Investments
Tampa Office

Direct: (813) 387-4819

Frank.Simcic@marcusmillichap.com

License: FL SL3553824

DARPAN PATEL

Senior Managing Director, Investments
Tampa Office

Direct: (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

DAN YOZWIAK

Senior Managing Director, Investments
Columbus Office

Direct: (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

MICHAEL GLASS

OH Broker of Record
500 Neil Ave., Ste. 100

Columbus, OH 43215

P: (614) 360-9800

Lic. # BRK.2007005898