

**RE/MAX**  
CONNECTION REALTORS



1565 Marion Waldo Road  
Marion, OH 43302



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Presented by

*DeLena  
Ciamacco*



## Special Features

- Brick Exterior
- Drive Through Window
- (40-50) Parking Spaces
- New Rubber Roof ~ 2011
  - New Shingles ~ 2016
  - Remodeled ~ 2016
- City Water, Sewer & Natural Gas
  - (3) HVAC Units
  - (1) New Furnace ~ 2018
  - Security Cameras
  - Occupancy ~ 185

### SCHOOLS

Pleasant Local School District

1-5: Pleasant Elementary School

6-8: Pleasant Middle School

9-12: Pleasant High School

Schools are subject to change. For more information call School Board.  
All information is believed to be accurate but is not warranted.

## Additional Details

Sales Price: \$549,900

Year Built: 1973

Total Square Footage: 3,840

Style: One Story

Lot Size: Irregular

Acreage: 1.001

County: Marion

Tax Parcel & District: 180100011600

Annual Taxes: \$5,562.70

MLS #: 221009256

Possession: Negotiable

Baths: 3 Half Baths

Construction: Brick Exterior

## Entry

- 10'11 x 8'2
- Patterned carpet
- Tan painted walls
- Reception/greeting area
- Open to Main Dining Area



## Banquet Room (Left)

- 42'9 x 17'4
- Patterned carpet
- Red and tan painted walls
- Chair railing
- Acoustic ceiling tile
- Can and pendant lighting
- (4) booths
- Exit door



## Main Dining Area

- 32'9 x 29'2  
(INCLUDES BAR)
- Patterned carpet
- Tan and sage painted walls
- Chair railing
- Acoustic ceiling tile
- Can and pendant lighting
- Exit door



## Bar

- 18'8 x 7'9
- Ceramic tile flooring
- Tan painted walls
- Bar ledges
- Pendant lighting
- (9+) seating areas
- Crown molding



## Dining Area #2 (Right)

- 43'1 x 21'7
- Patterned carpet
- Red and tan painted walls
- Chair railing
- Acoustic ceiling tile
- Can and pendant lighting
- Exit door



## Women's Bathroom

- 10'3 x 9'4
- Ceramic tile flooring
- Walltex walls
- (2) stalls
- (1) ADA® compliant
- (2) pedestal sinks
- Wall hand dryer



## Men's Bathroom

- 11'9 x 10'2
- Ceramic tile flooring
- Walltex walls
- (1) stall
- (1) urinal
- Pedestal sink
- Ceiling exhaust
- Wall hand dryer



# Kitchen

• 28'4 x 15'9  
• 21'5 x 11'3  
(DISHWASHING ROOM)

- Ceramic tile flooring
- Ceramic tile walls
- Hand sink
- Lang® flattop grill
- Commercial rangehood
- Ecolab® dishwasher
- Hobart® meat slicer
- Hobart® mixer
- Peerless® stove/oven
- Adcraft® toaster
- Cuisinart® toaster
- (2) Pitco® frialator fryers
- Broiler
- 6 section cook warmer
- Berg® salad bar cooler
- (2) Amana® commercial microwaves
- Sentinel® microwave
- Beverage-Air® freezer



## Drive Through Area

- Ceramic tile flooring
- Ceramic tile walls
- Sink
- (3) compartment sink
- Steam® dishwasher (leased \$150/Month)
- Walks out to side of building



## Walk-In Cooler

- 11'9 x 5'8 (COOLER HALLWAY)
- Shelving
- Mat flooring
- Amerikooler® commercial freezer
- Uniflow® (MFG) walk-in cooler
- Kelvinator® commercial cooler



- WALK-IN FREEZER
- Shelving
- Mat flooring



## Office

- 13'8 x 10'9
- Patterned carpet
- Tan and red painted walls
- Acoustic ceiling tile
- Can lighting



## Lower Level

- BASEMENT
- 21'5 x 11'3
- Poured wall foundation
- Neutral vinyl flooring
- Ice machines
- Sump pump
- General Electric® floor cooler
- Frigidaire® floor commercial freezer
- Manitowoc® ice maker
- Water softner is disconnected
- State® gas water heater
- Walks-out to Rear Parking



## Half Bath

- Neutral vinyl flooring
- Ivory painted walls
- Pedestal sink



# Exterior Features



# FEMA FLOOD MAP



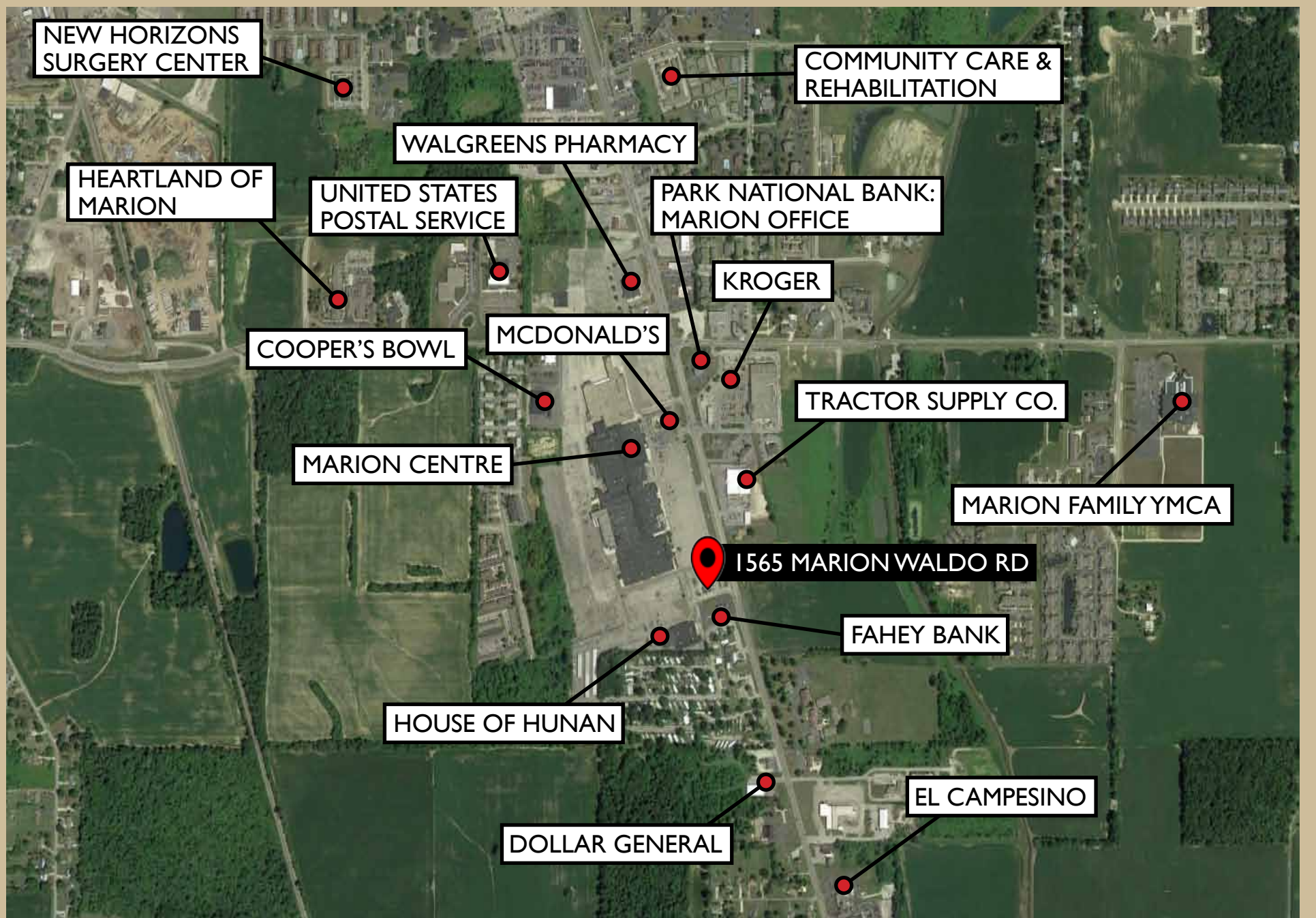
- PIN**
  - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
  - Selected FloodMap Boundary
  - Digital Data Available
  - No Digital Data Available
  - Unmapped
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
  - Otherwise Protected Area
  - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth
  - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
  - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
  - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
  - 17.5 Coastal Transect
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall



# AERIAL VIEW OF SURROUNDING BUSINESSES



# COUNTY ZONING MAP



## LEGEND

- A-1
- B-2
- C-2
- R-1
- R-2
- R-3
- O-1-A
- O-1

# COMMUNITY PROFILE - MARION, OHIO

MEDIAN AGE  
**37.3**

POPULATION  
**36,268**  
0.36% (1 YEAR DECLINE)

POVERTY RATE  
**20.5%**

MEDIAN HOUSEHOLD INCOME  
**\$37,333**  
4.82% (1 YEAR GROWTH)

MEDIAN PROPERTY VALUE  
**37.3**  
1.8% (1 YEAR GROWTH)

NUMBER OF EMPLOYEES  
**20.5%**  
0.706% (1 YEAR GROWTH)

## ABOUT...

In 2018, Marion, OH had a population of 36.3k people with a median age of 37.3 and a median household income of \$37,333. Between 2017 and 2018 the population of Marion, OH declined from 36,399 to 36,268, a -0.36% decrease and its median household income grew from \$35,616 to \$37,333, a 4.82% increase.

The 5 largest ethnic groups in Marion, OH are White (Non-Hispanic) (83.3%), Black or African American (Non-Hispanic) (9.42%), Two+ (Non-Hispanic) (3.82%), White (Hispanic) (1.5%), and Other (Hispanic) (0.676%). NaN% of the people in Marion, OH speak a non-English language, and 99% are U.S. citizens.

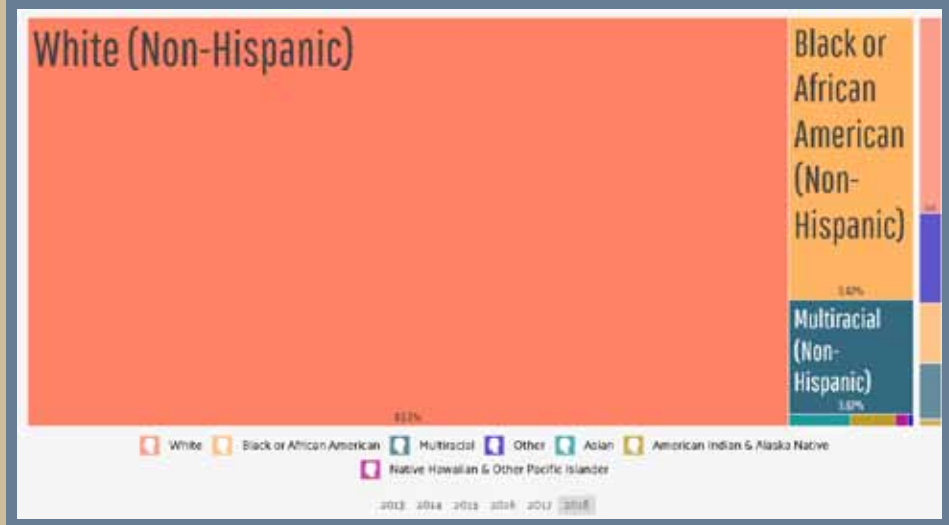
In 2018, the median property value in Marion, OH was \$73,500, and the homeownership rate was 55.4%. Most people in Marion, OH drove alone to work, and the average commute time was 19.1 minutes. The average car ownership in Marion, OH was 2 cars per household.

## RACE & ETHNICITY

THE (3) LARGEST ETHNIC GROUPS IN MARION, OH

1. White (Non-Hispanic)
2. Black or African American (Non-Hispanic)
3. Two+ (Non-Hispanic)

THE FOLLOWING CHART SHOWS THE (7) RACES REPRESENTED IN MARION, OH AS A SHARE OF TOTAL POPULATION...



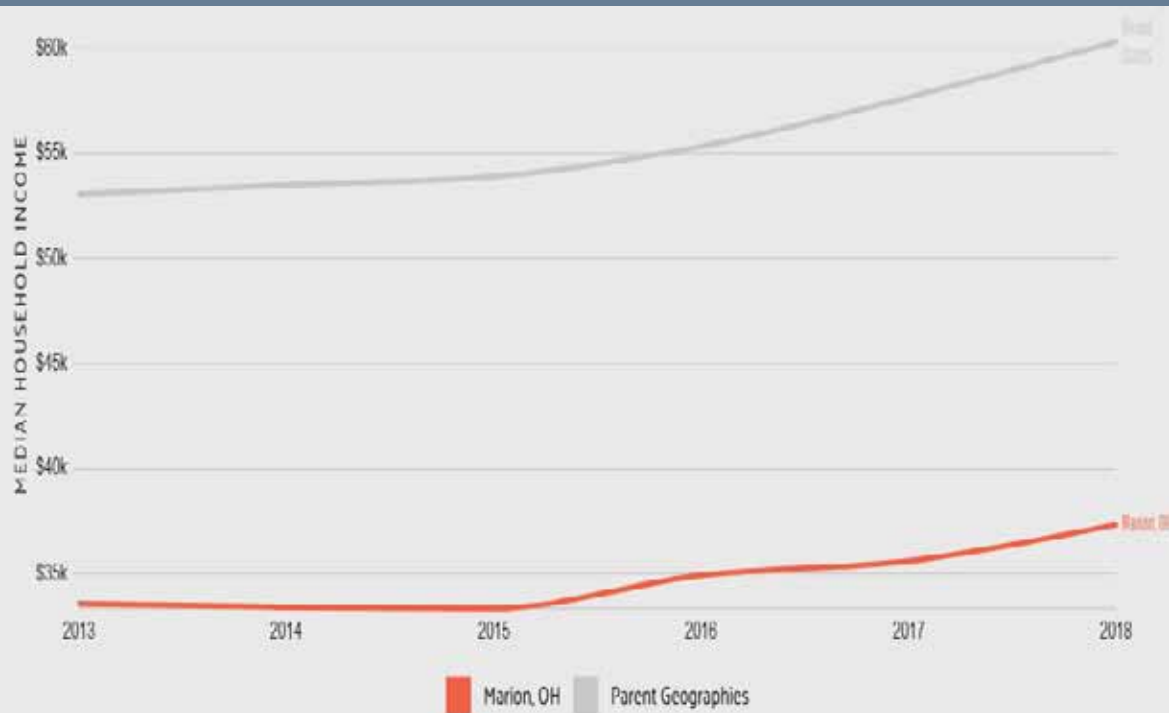
# COMMUNITY PROFILE - MARION, OHIO

## ECONOMY...

Median household income in Marion, OH is \$37,333. In 2018, the place with the highest Median Household Income in Marion, OH was Census Tract 6 with a value of \$60,706, followed by Census Tract 10 and Census Tract 104, with respective values of \$53,333 and \$51,827.

Males in N/A have an average income that is N/A times higher than the average income of females, which is N/A. The income inequality in N/A (measured using the Gini index) is N/A, which is N/A than the national average.

The economy of Marion, OH employs 12.8k people. The largest industries in Marion, OH are Manufacturing (3,023 people), Health Care & Social Assistance (2,181 people), and Retail Trade (1,794 people), and the highest paying industries are Utilities (\$65,984), Public Administration (\$49,826), and Arts, Entertainment, & Recreation (\$48,482).



## MEDIAN HOUSEHOLD INCOME

**\$37,333**

(2018 VALUE)

**4.82%**

(1 YEAR GROWTH)

Households in Marion, OH have a median annual income of \$37,333, which is less than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$35,616 in 2017, which represents a 4.82% annual growth.

The following chart shows how the median household income in Marion, OH compares to that of its neighboring and parent geographies.

# COMMUNITY PROFILE - MARION, OHIO

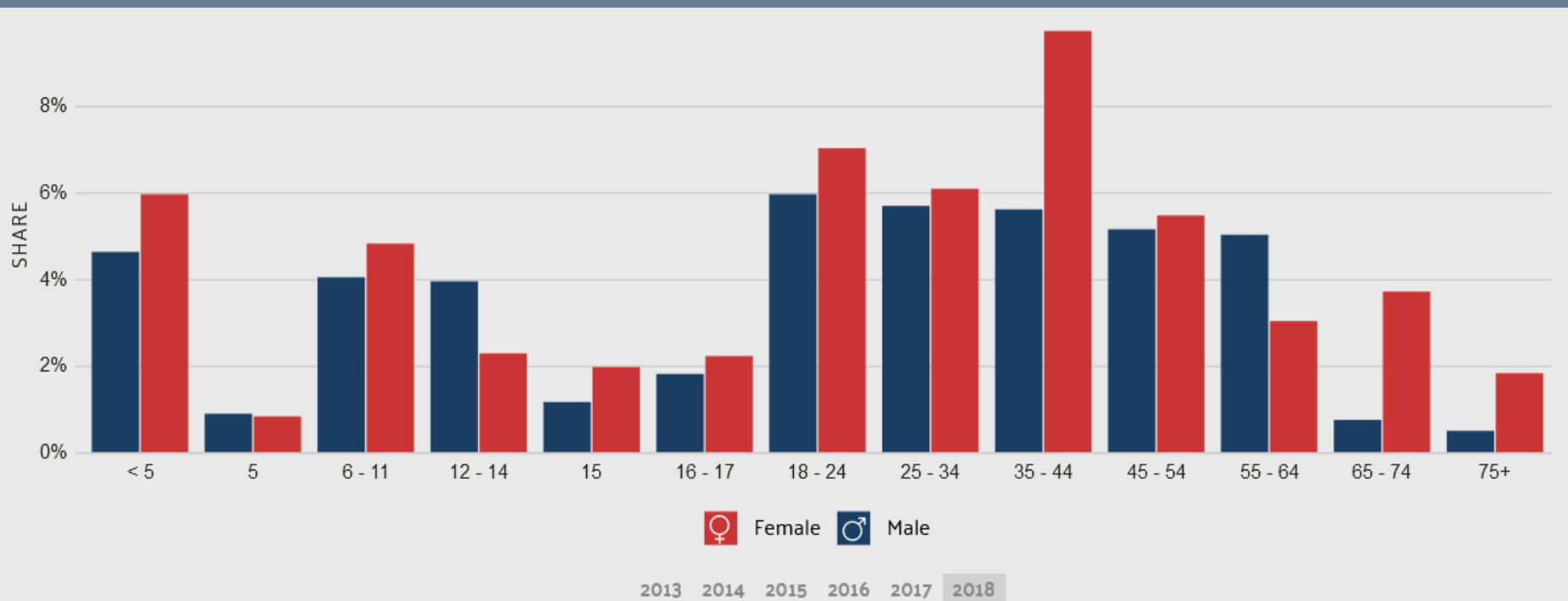
## POVERTY BY AGE & GENDER...

### FEMALES 35-44

(LARGEST DEMOGRAPHIC LIVING IN POVERTY)

20.5% of the population for whom poverty status is determined in Marion, OH (6.31k out of 30.8k people) live below the poverty line, a number that is higher than the national average of 13.1%. The largest demographic living in poverty are Females 35 - 44, followed by Females 18 - 24 and then Females 25 - 34.

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who classifies as impoverished. If a family's total income is less than the family's threshold than that family and every individual in it is considered to be living in poverty.



# COMMUNITY PROFILE - MARION, OHIO

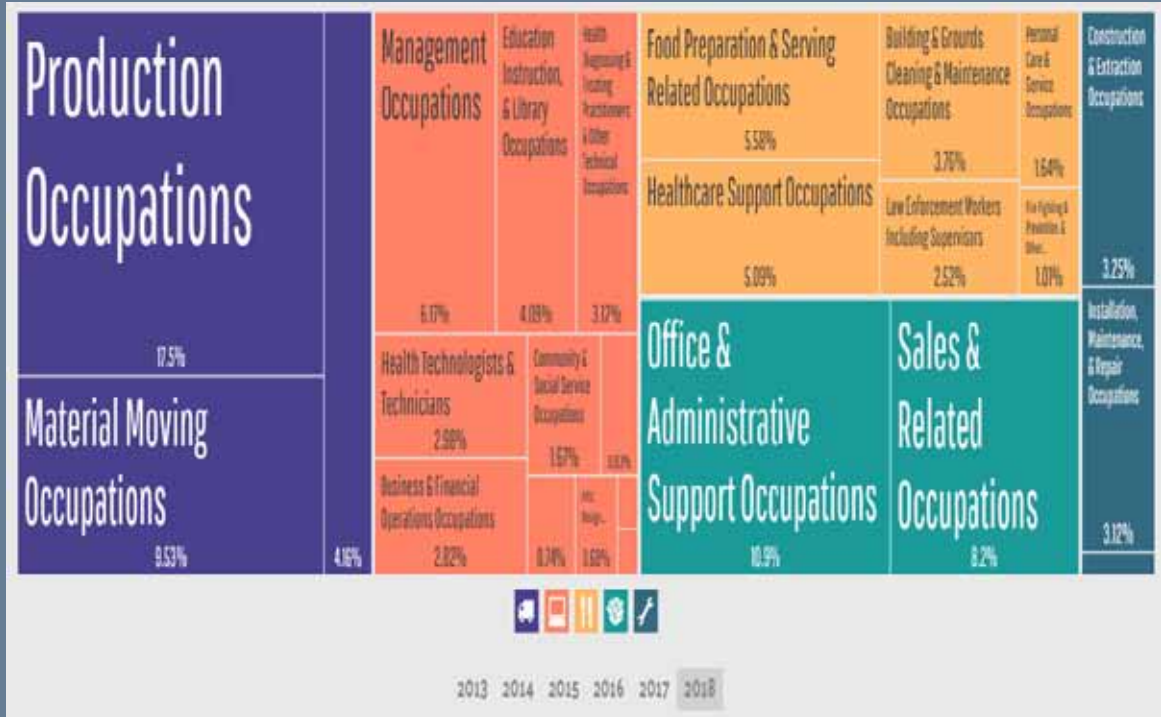
## EMPLOYMENT BY OCCUPATIONS...

**12.8K**  
(2018 VALUE)

**0.706%**  
(1 YEAR GROWTH)

From 2017 to 2018, employment in Marion, OH grew at a rate of 0.706%, from 12.7k employees to 12.8k employees.

The most common job groups, by number of people living in Marion, OH, are Production Occupations (2,251 people), Office & Administrative Support Occupations (1,401 people), and Material Moving Occupations (1,223 people). This chart illustrates the share breakdown of the primary jobs held by residents of Marion, OH.



### MOST COMMON

The most common jobs held by residents of Marion, OH, by number of employees, are Production Occupations (2,251 people), Office & Administrative Support Occupations (1,401 people), and Material Moving Occupations (1,223 people).

### HIGHEST PAID

The highest paid jobs held by residents of Marion, OH, by median earnings, are Architecture & Engineering Occupations (\$73,750), Legal Occupations (\$73,438), and Computer & Mathematical Occupations (\$62,635).

### MOST SPECIALIZED

Compared to other places, Marion, OH has an unusually high number of residents working as Production Occupations (3.06 times higher than expected), Law Enforcement Workers Including Supervisors (2.62 times), and Material Moving Occupations (2.56 times).

# LIST OF ITEMS THAT WILL REMAIN

Please note, numbers are an approximate... For Details, please see pictures or view in person.

## DINING AREA

- (82) Dining Room Chairs
  - (4) Large Tables
- (21) Booth Size Tables
  - (2) Round Tables
  - (2) Small Tables
  - (6) High Chairs
  - (9) Bar Stools
  - (24) Booth Seats
- (10) Pieces of Artwork
  - Blinds

## DINNER WARE

- Silverware
- Small Plates
- Large Plates
  - Bowls
- Salad Bowls
- Coffee Cups (7 Trays)
  - Cups
- Salt/Pepper & Sugar Holders
- Commercial Silverware Holders

## KITCHEN

- Pans - Commercial Grade Numerous - Small, Medium, Large & Extra Large
  - Warming Pans - All Sizes (See Shelf In Pictures)
  - Stainless Steel Utensils
  - Large, Stainless Steel Work Tables
- Stainless Steel Tables With Shelf Space
  - Stainless Steel Wheeled Tray With Shelf Space
- (2) Salad/Cold Stations With Work Space
- Stainless Steel Shelf Table (Holds Grill)
  - (3) Bin Sinks
  - (22) Large Hanging Shelves For Wall Storage
  - Stainless Steel Medium Sizes
- Table Busting Cart & Extra Tubs
  - Serving Trays

## MISC

- Hostess Desk
- (2) Computers
  - (2) TVs
  - Toaster
  - Microwave

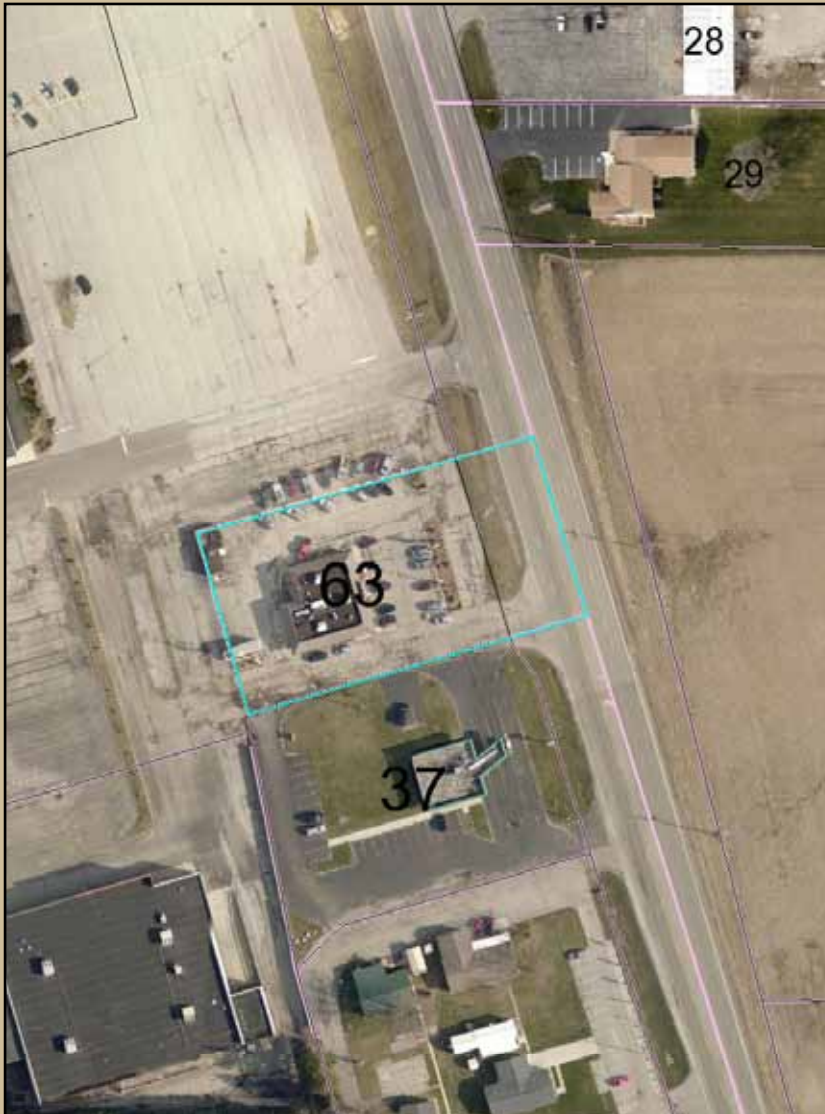
## COMMERCIAL EQUIPMENT

- 7 x 7 Walk-In Freezer
- 8.5 x 6.5 Walk-In Cooler
- Farmers Brohters Coffee Pot (2 Pots)
  - Coffee Warmer (4 Warmers)
- Commercial Coffee Bean Grinder
  - Large Beverage Air Freezer
  - 5 Burner, Flat Top Grill
- Pearlless® 10 Burner, Gas Stove With (2) Ovens
  - Iced Tea Maker
  - Bread Warmer
  - Argus Warmer
- Argus Convenience Cooler
  - Charbroiler With Oven
    - (2) Toasters
    - (2) Microwaves
  - Dry Storage Bins
    - Serving Trays
  - Industrial Trash Cans
- Dishwasher Station With Dishwasher
  - Commercial Slicer
  - Commercial Blender With Attachements
- Basement Shelves For Dry Storage

**\*\*Some equipment may be leased - If buyer wants it, they are to assume the lease\*\***

# Floor Plan

## Aerial View



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