

# FOR SALE



## 0 University Drive, Marion, OH 43302

- Multiple parcels, could be split as needed.
- Multiple Uses Allowable:
  - Quick Service retail
  - Large Box retailer
  - Hotel/Apartments
  - Entertainment and education facilities
  - Financial and Drive-Thru facilities
  - Professional and Medical Offices
  - Assisted Living Facility
- Located across the street from The Ohio State University at Marion and Marion Technical College.
- Developable site ready with all utilities available water, gas, electric, storm and sanitary sewer onsite with existing retention ponds.

**[Click Here For Video ▶](#)**

RANDY BEST CCIM, SIOR

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We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

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## Property Information

<b>Price:</b>	\$500,000 / Acre
<b>Parcel Number:</b>	200110005606
<b>Land Acreage:</b>	±7.03
<b>Zoning:</b>	B-2 Community Business District
<b>Township:</b>	Marion
<b>School District:</b>	River Valley LSD

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## Aerial - North View



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## Aerial—Southwest View



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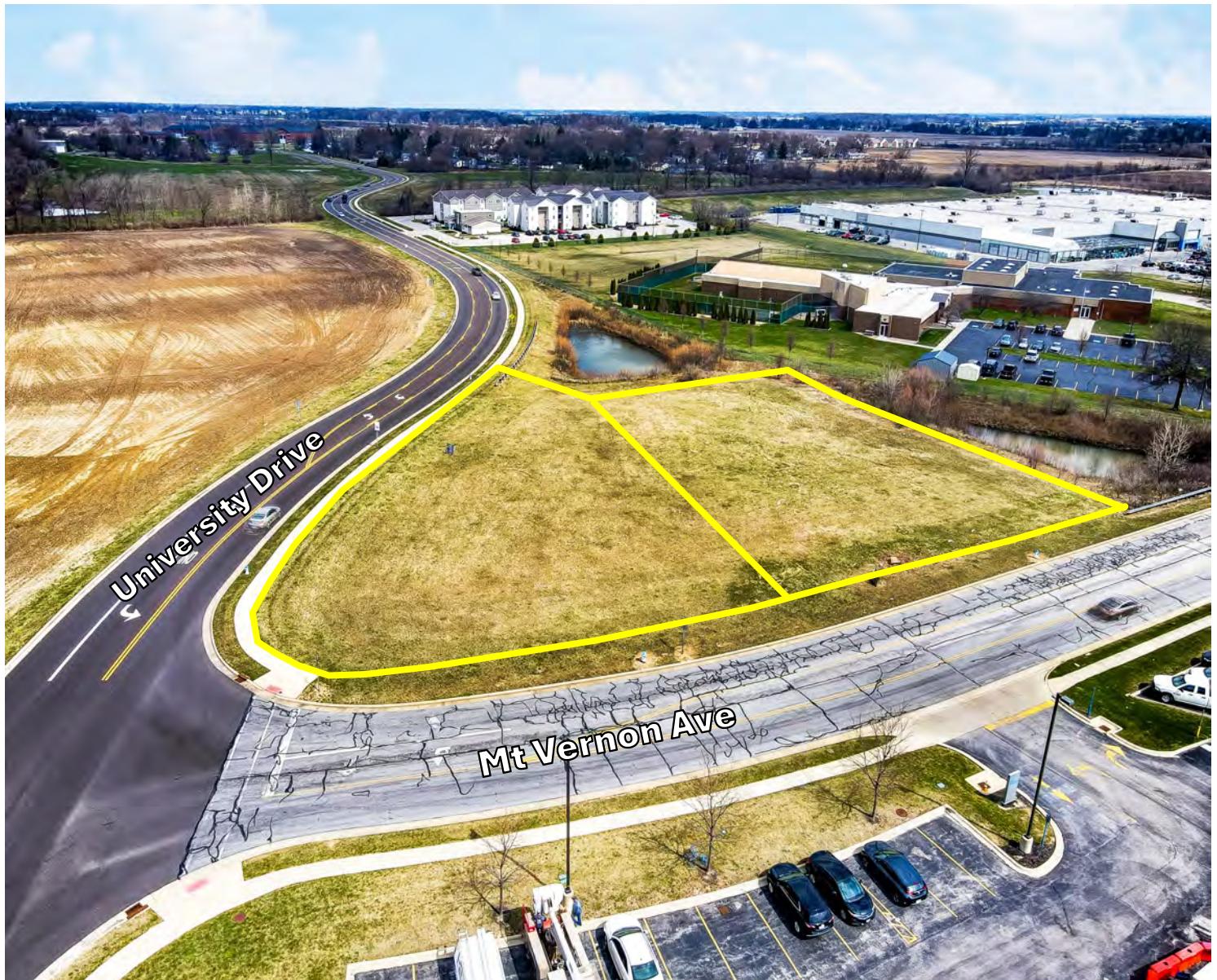
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# 0 University Drive, Marion, OH 43302

## Aerial - Northwest View



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## Property Overview



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## Trade Aerial



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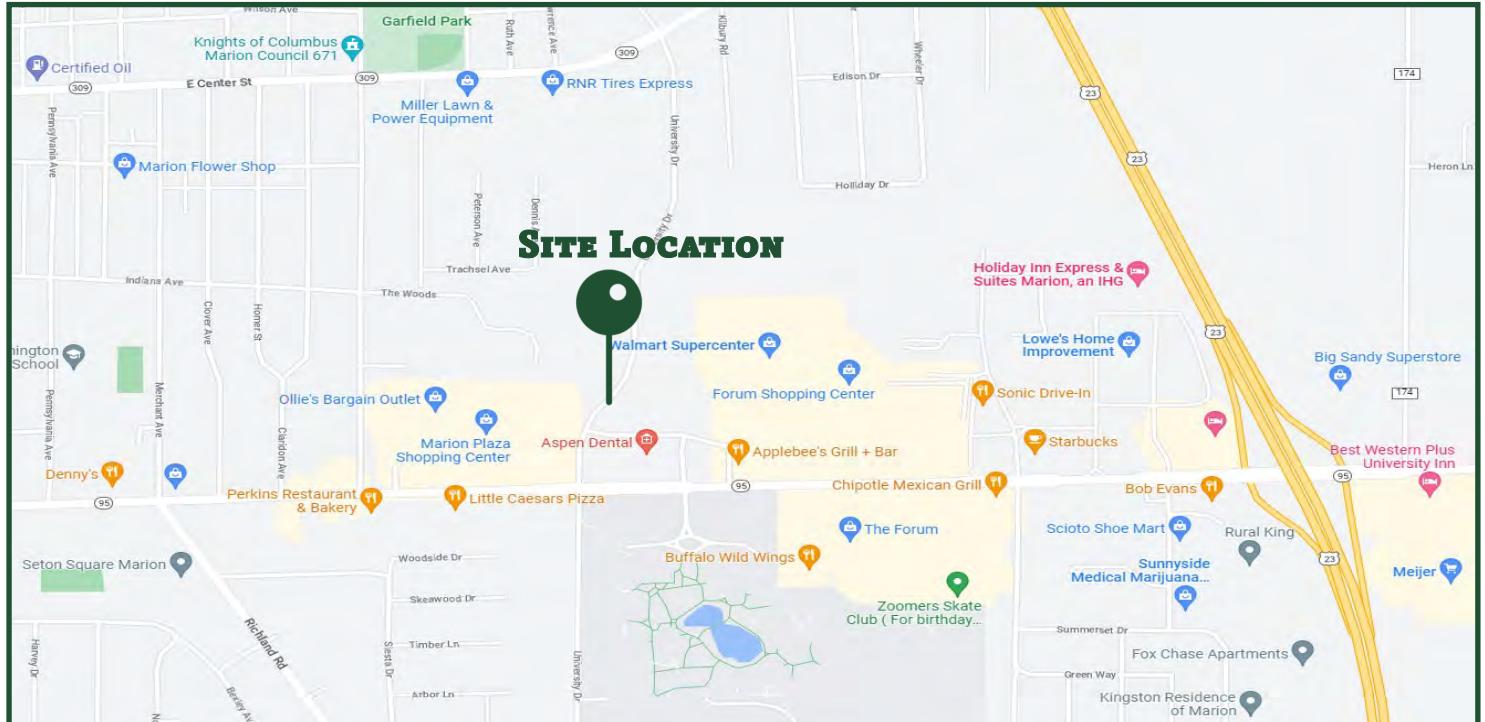
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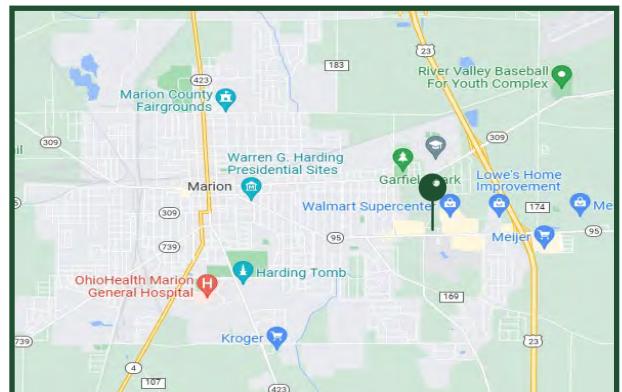
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## TRAFFIC COUNT (2025)

Street	Avg Daily Volume
Mt Vernon Avenue - Claridon Ave	±21,647
Marion Mounty Gilead Rd - Edgefield Blvd	±22,702
Harding Hwy E - Kilbury Rd	±12,908



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)	<b>3,424</b>	<b>25,776</b>	<b>45,762</b>
Households (2024)	<b>\$54,396</b>	<b>\$44,081</b>	<b>\$45,553</b>
Avg Household Income (2023)	<b>4,590</b>	<b>13,568</b>	<b>18,509</b>

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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