

FOR SALE



0 University Drive, Marion, OH 43302

- Multiple parcels, could be split as needed.
- Multiple Uses Allowable:
 - Quick Service retail
 - Entertainment and education facilities
 - Assisted Living Facility
 - Large Box retailer
 - Financial and Drive-Thru facilities
 - Hotel/Apartments
 - Professional and Medical Offices
- 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

PHONE: 614-559-3350 EXT 112

EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Property Information

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

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Aerial - North View



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Aerial—Southwest View



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Aerial - Northwest View



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Property Overview



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Trade Aerial



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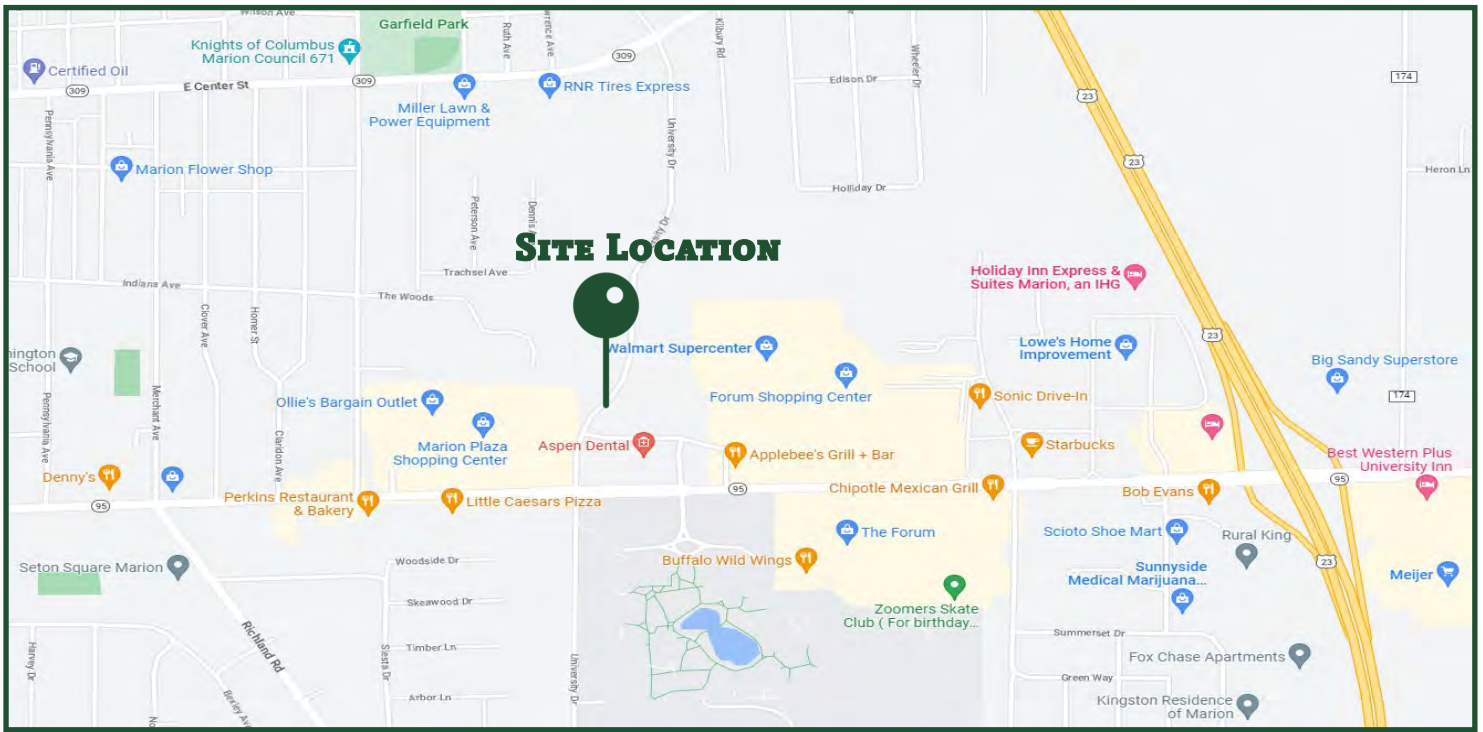
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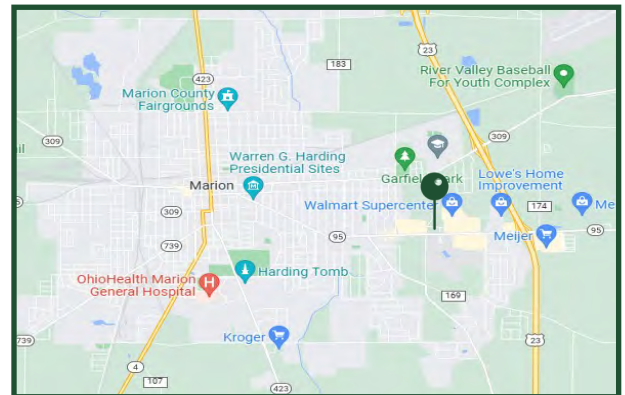
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TRAFFIC COUNT (2025)

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)	3,424	25,776	45,762
Households (2024)	\$54,396	\$44,081	\$45,553
Avg Household Income (2023)	4,590	13,568	18,509

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