



## Former Denny's Restaurant

1050 Mount Vernon Ave, Marion, OH 43302

### Property Highlights

- Former restaurant available for lease/sale!
- Comes with restaurant FF&E
- Located along the main retail corridor in Marion
- Traffic Counts of 19,000+ VPD
- Down the street from Ohio State University - Marion Campus
- Great access and visibility
- Pylon signage
- Area retailers include: Walmart, Lowe's, Kohls, Kroger, TJ Maxx, Hobby Lobby, Meijer, Menards



### Building Summary

Building Size:	2,988 SF
Acres:	0.54 Acres
Lease Rate:	Negotiable
Sale Price:	Negotiable



Aerial Map

Former Denny's Restaurant  
1050 Mount Vernon Ave, Marion, OH 43302



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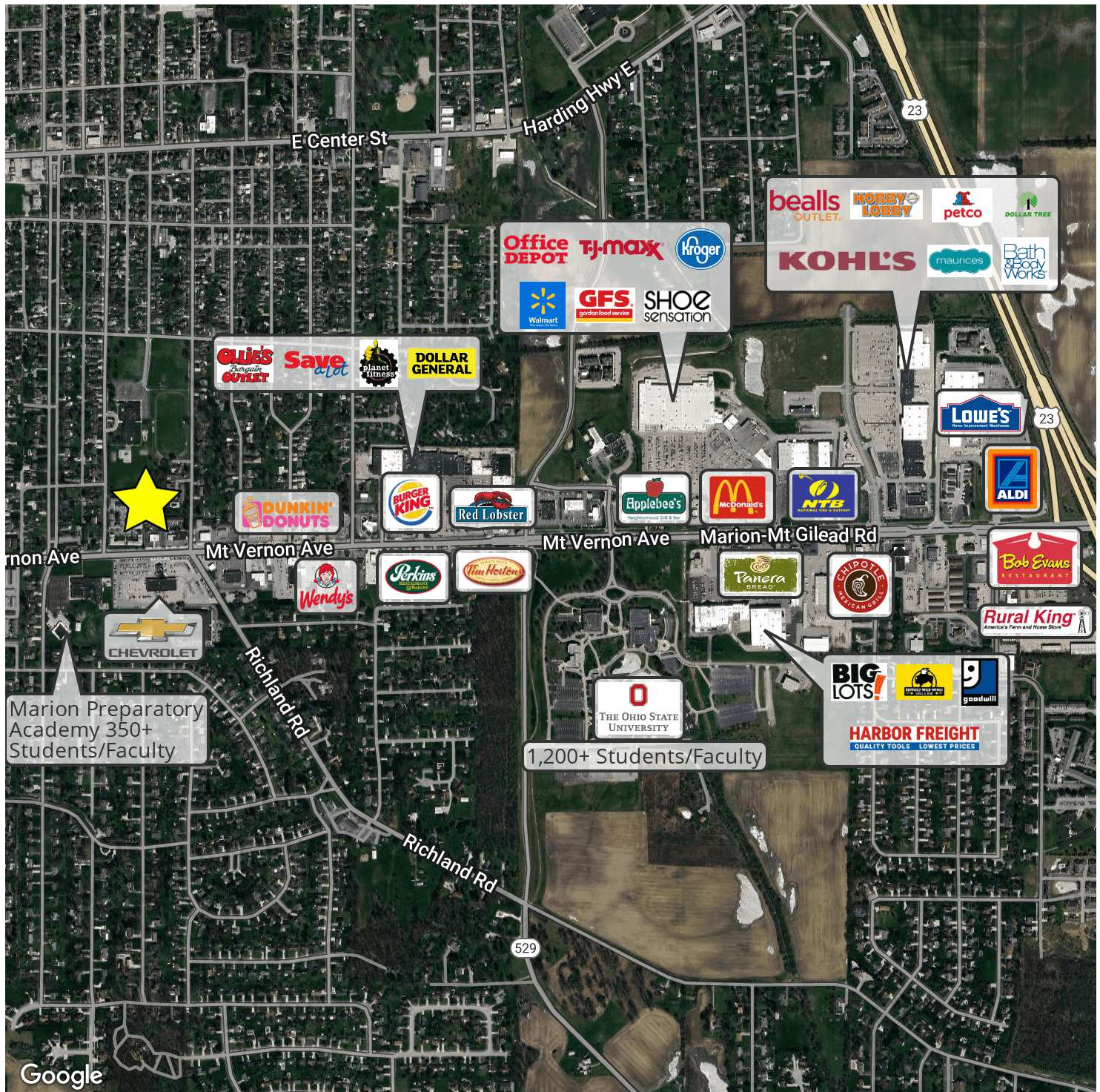
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## Retailer Map

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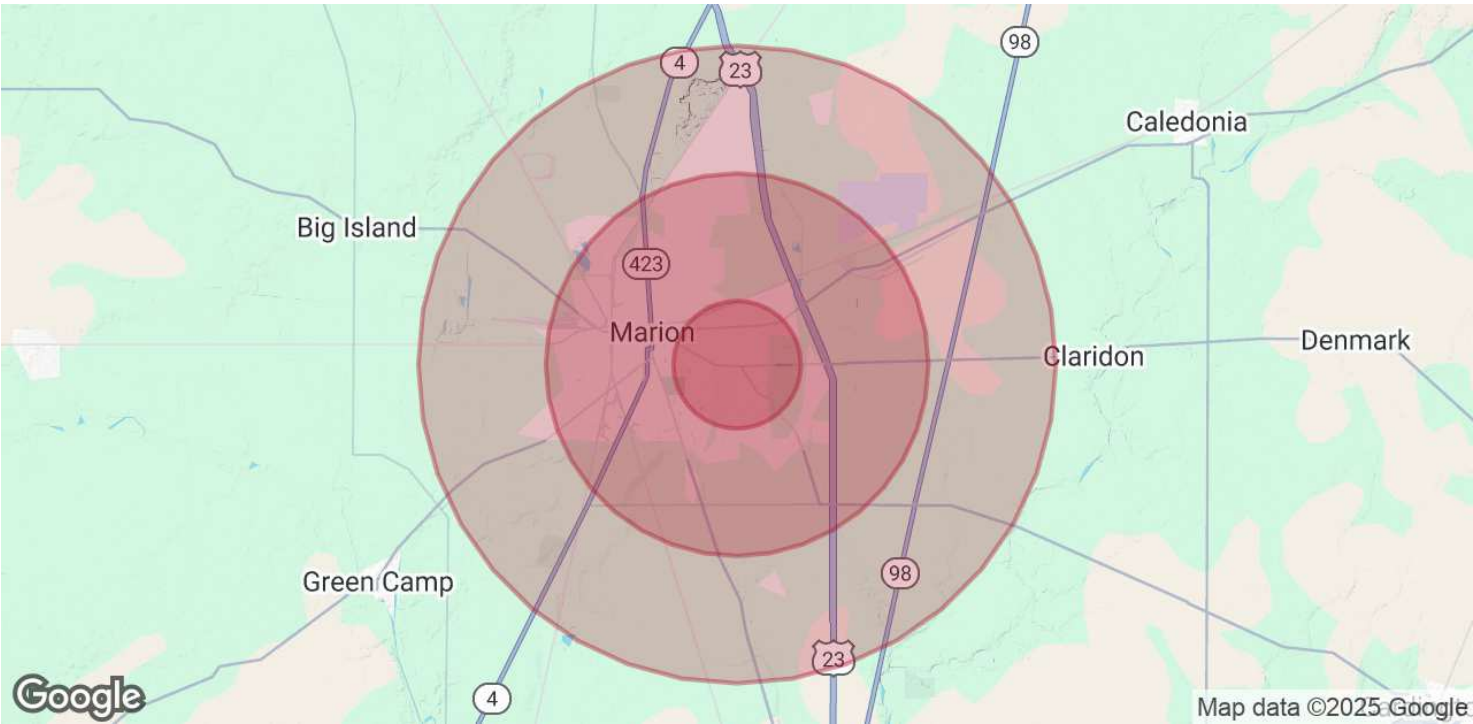
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,180	40,529	47,504
Average Age	43	41	41
Average Age (Male)	41	40	40
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,989	15,886	18,118
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$69,177	\$59,822	\$63,384
Average House Value	\$157,268	\$132,483	\$138,804

Demographics data derived from AlphaMap

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