

SALE

1946 BEALER DRIVE

1946 Bealer Drive Marion, OH 43302



LOCATION DESCRIPTION

Located in close proximity to US 23 and surrounded by a mix of industrial, office and residential. Additional landmarks within close proximity include the River Valley Baseball for Youth Complex and Marion Municipal Airport.

PROPERTY HIGHLIGHTS

- ±4.274 Acres
- City of Marion
- Located off a cul-de-sac road
- Visibility from E. Fairground St.

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	4.274 Acres
Zoning	B-2. Marion, 0
APN:	200010100600

OTHER RESOURCES

bit.ly/1946BealerDr

Tom Velalis

614 354 6556

tvelalis@cbc-aspire.com

Bill Davis

614 588 7561

bdavis@cbc-aspire.com

Andrew Sylvester

724 747 8974

asylvester@cbc-aspire.com



COLDWELL BANKER
COMMERCIAL

ASPIRE REALTY
SERVICES

SALE

1946 BEALER DRIVE

1946 Bealer Drive Marion, OH 43302



Tom Velalis

614 354 6556

tvelalis@cbc-aspire.com

Bill Davis

614 588 7561

bdavis@cbc-aspire.com

Andrew Sylvester

724 747 8974

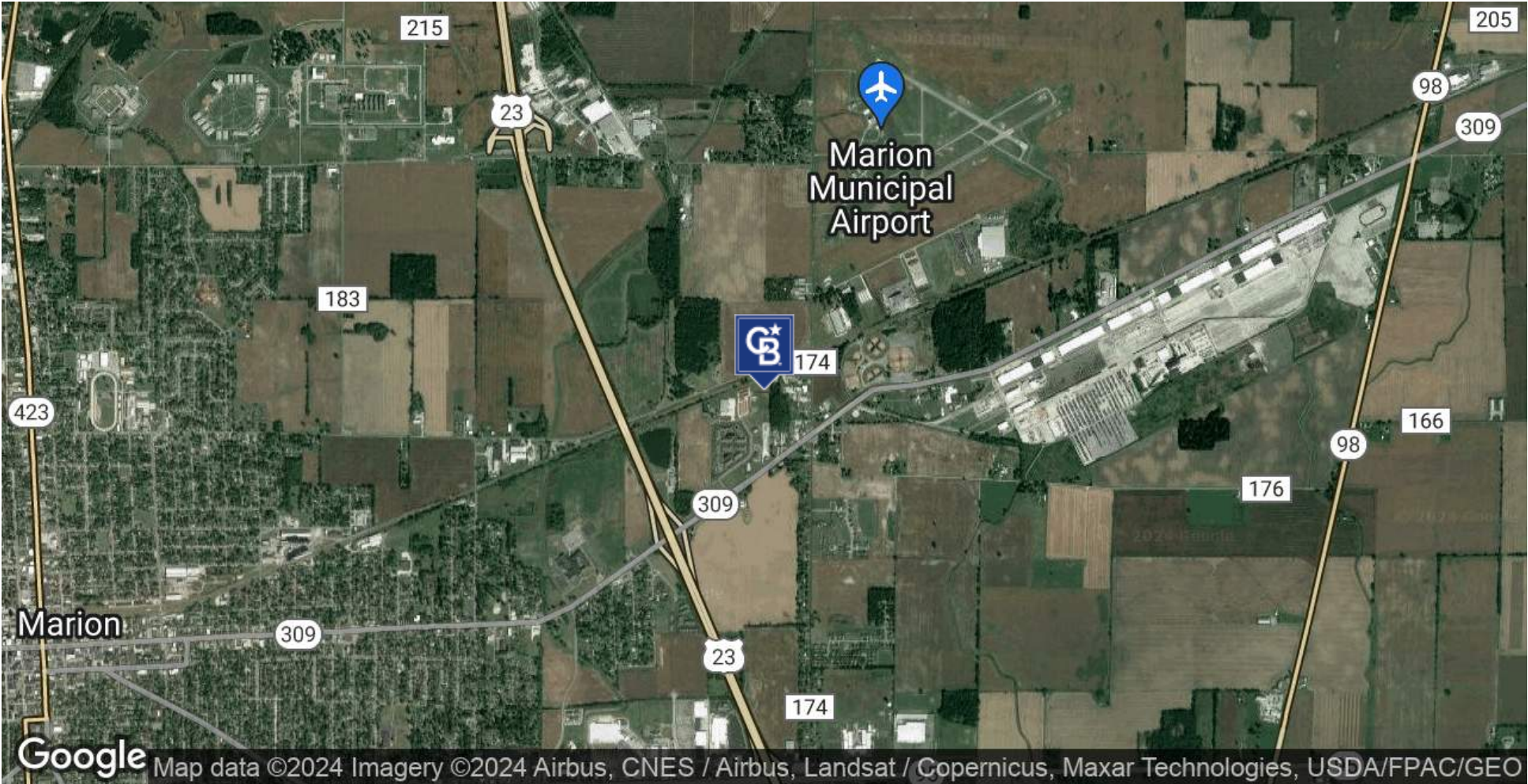
asylvester@cbc-aspire.com



COLDWELL BANKER | **ASPIRE REALTY**
COMMERCIAL | **SERVICES**

SALE

1946 BEALER DRIVE
1946 Bealer Drive Marion, OH 43302



Tom Velalis
614 354 6556
tvelalis@cbc-aspire.com

Bill Davis
614 588 7561
bdavis@cbc-aspire.com

Andrew Sylvester
724 747 8974
asylvester@cbc-aspire.com

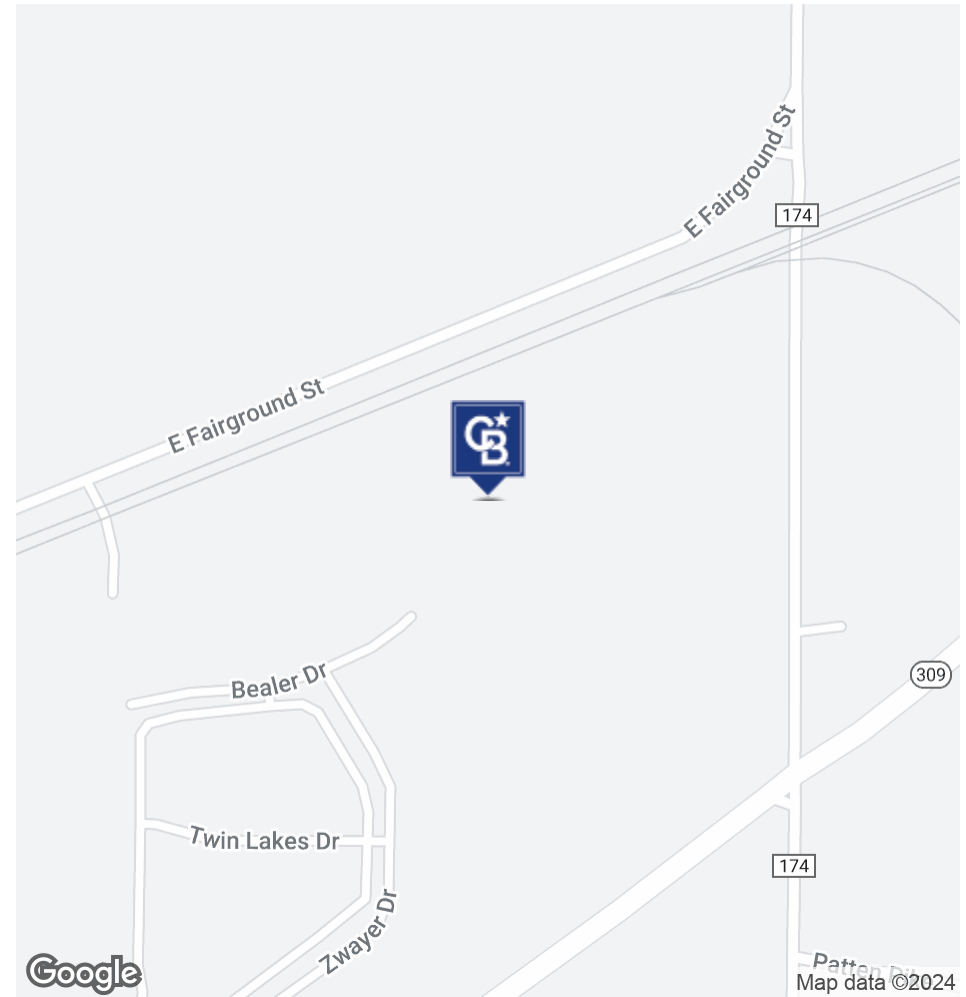


©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1946 BEALER DRIVE

1946 Bealer Drive Marion, OH 43302



Tom Velalis

614 354 6556

tvelalis@cbc-aspire.com

Bill Davis

614 588 7561

bdavis@cbc-aspire.com

Andrew Sylvester

724 747 8974

asylvester@cbc-aspire.com



COLDWELL BANKER | **ASPIRE REALTY**
COMMERCIAL | **SERVICES**

SALE

1946 BEALER DRIVE
1946 Bealer Drive Marion, OH 43302



Tom Velalis
614 354 6556
tvelalis@cbc-aspire.com

Bill Davis
614 588 7561
bdavis@cbc-aspire.com

Andrew Sylvester
724 747 8974
asylvester@cbc-aspire.com



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1946 BEALER DRIVE

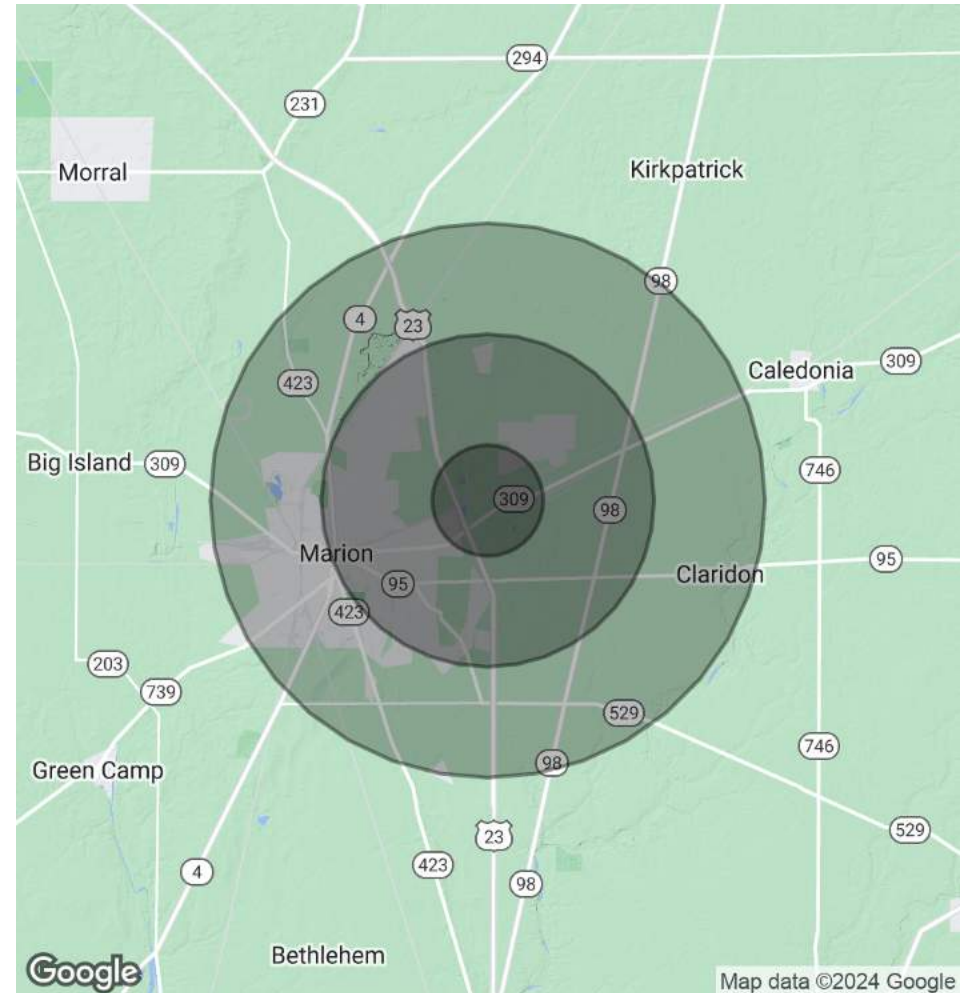
1946 Bealer Drive Marion, OH 43302

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	888	26,347	45,855
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	371	9,342	17,419
# of Persons per HH	2.4	2.8	2.6
Average HH Income	\$63,439	\$61,403	\$61,884
Average House Value	\$160,928	\$128,428	\$133,803

Demographics data derived from AlphaMap

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
3,149	E. Fairground St	2-WAY	2023
9,203	Harding Hwy E, SR 309 NE of US 23	2-WAY	2023
12,253	Harding Hwy E, SR 309 SW of US 23	2-WAY	2023



Tom Velalis

614 354 6556

tvelalis@cbc-aspire.com

Bill Davis

614 588 7561

bdavis@cbc-aspire.com

Andrew Sylvester

724 747 8974

asylvester@cbc-aspire.com



**COLDWELL BANKER
COMMERCIAL**

**ASPIRE REALTY
SERVICES**