

# MALLARD SQUARE

1713 Marion-Mount Gilead Road, Marion, OH 43302



Rami Ikhmayes / Faisal Ikhmayes

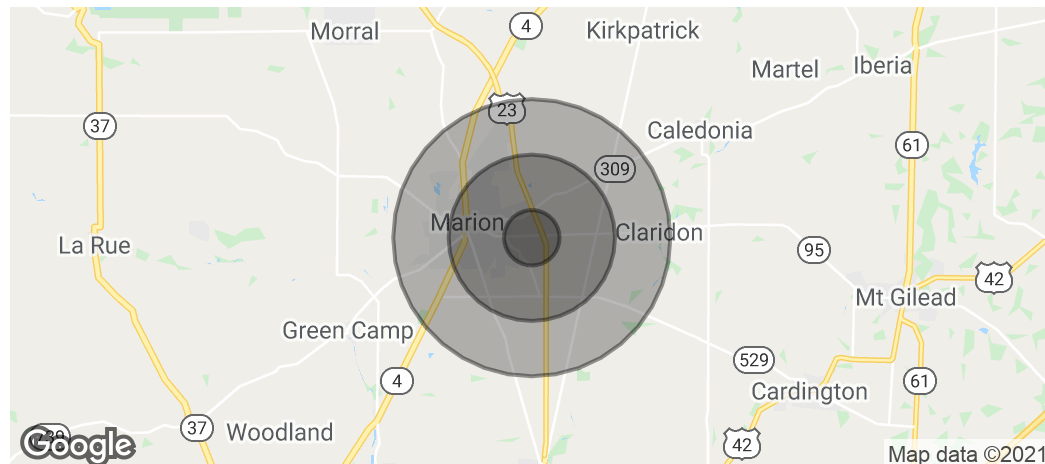
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REAL ESTATE

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## OFFERING SUMMARY

RETAIL	SIZE	TERM	RENTAL RATE	NNN
Ste 101	1,500 SF	Negotiable	\$14.00 /SF/YR	\$3.00/SF/YR

OFFICE	SIZE	TERM	RENTAL RATE	RENT TYPE
Ste 207	174 SF	Negotiable	\$15.00 /SF/YR	Gross
Ste 209	420 SF	Negotiable	\$15.00 /SF/YR	Gross

## DEMOGRAPHICS

	Total Households	Total Population	Average HH Income
<b>1 MILE</b>	1,778	3,741	\$70,070
<b>3 MILES</b>	13,099	31,993	\$60,504
<b>5 MILES</b>	18,809	48,509	\$61,713

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## PROPERTY HIGHLIGHTS

-Marion-Mt. Gilead Rd. (State Route 95) is the main

retail corridor in Marion, Ohio

-Adjacent to The Ohio State University & Marion

Technical College; a combined student enrollment of

4,200

-State Route 95 | 30,000+ VPD.

-Excellent access to surrounding metro areas via U.S.

## NEARBY RETAILERS

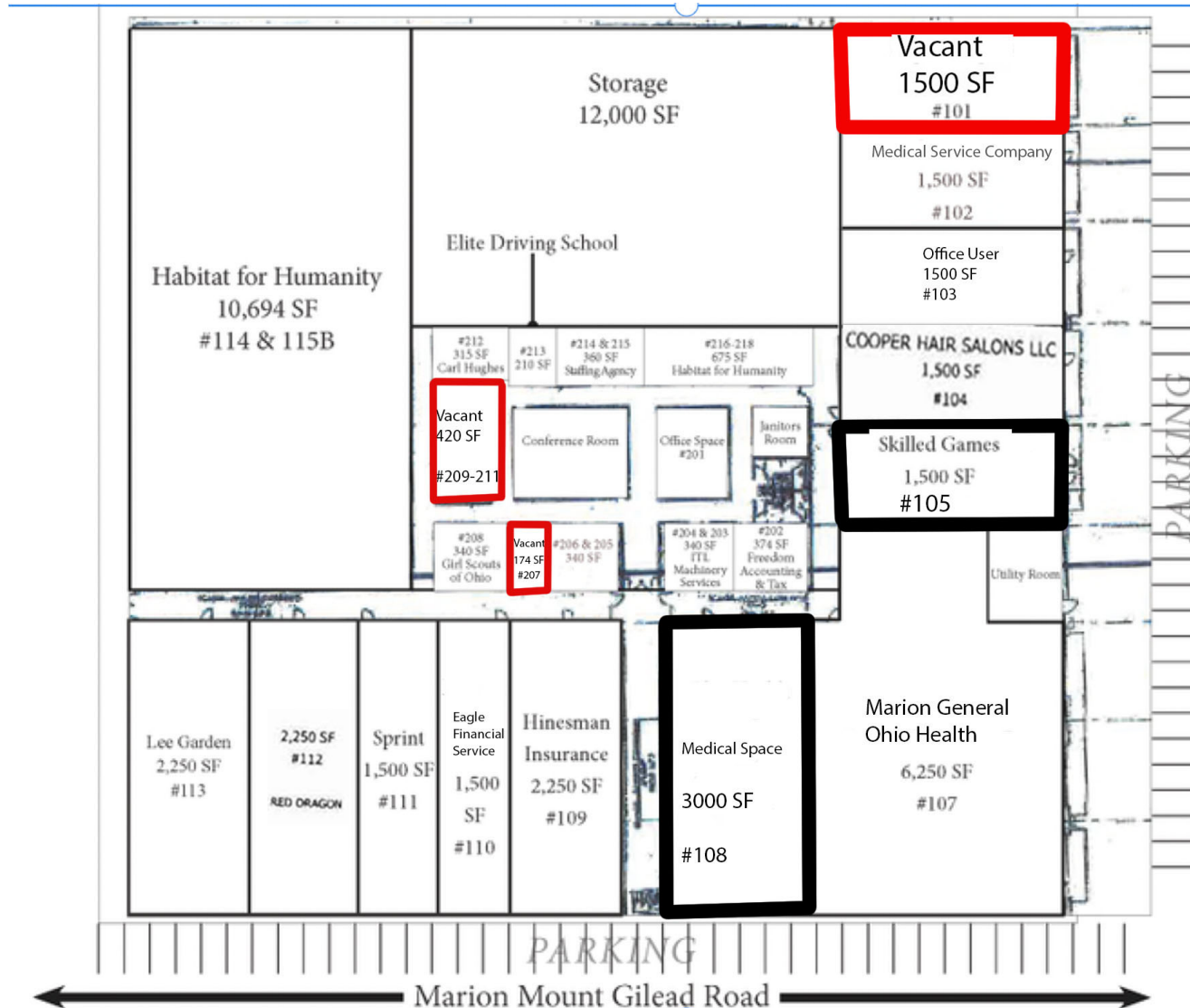


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