

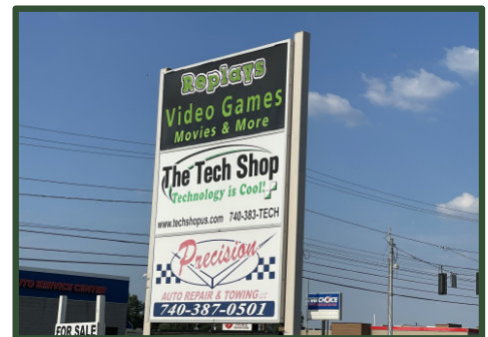
For Sale



1239 Mt Vernon Ave, Marion, OH 43302

2 Commercial Properties For Sale in Marion, Ohio

- 2 - commercial parcels on high traffic retail Rt.95 in Marion OH
- Join: Lowe's Hardware, Walmart, Kohl's, TJ Maxx, and multiple other restaurants, banks, and shops
- Located near the entrance of "The Ohio State University" branch and Marion technical collage
- Currently multiple automotive use buildings on site can be razed for redevelopment
- Parcels: 12-442000.0200 & 16-012060.400



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

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Info@bestcorporaterealestate.com



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Exterior Photos



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Parcel View



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Nearby Amenities



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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*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

1239 Mt Vernon Ave, Marion, OH 43302



8.07K



6.02K



\$74.75K

3 Mile



35.44K



24.69K



\$65.87K

5 Mile



47.9K



32.72K



\$69.33K

Nearby Traffic

Mt Vernon Ave
Richland Road
CR 221

±21,647 VPD

±4,380 VPD

±6,894 VPD

Columbus

Zip Code Demographics

Area Population
54,094

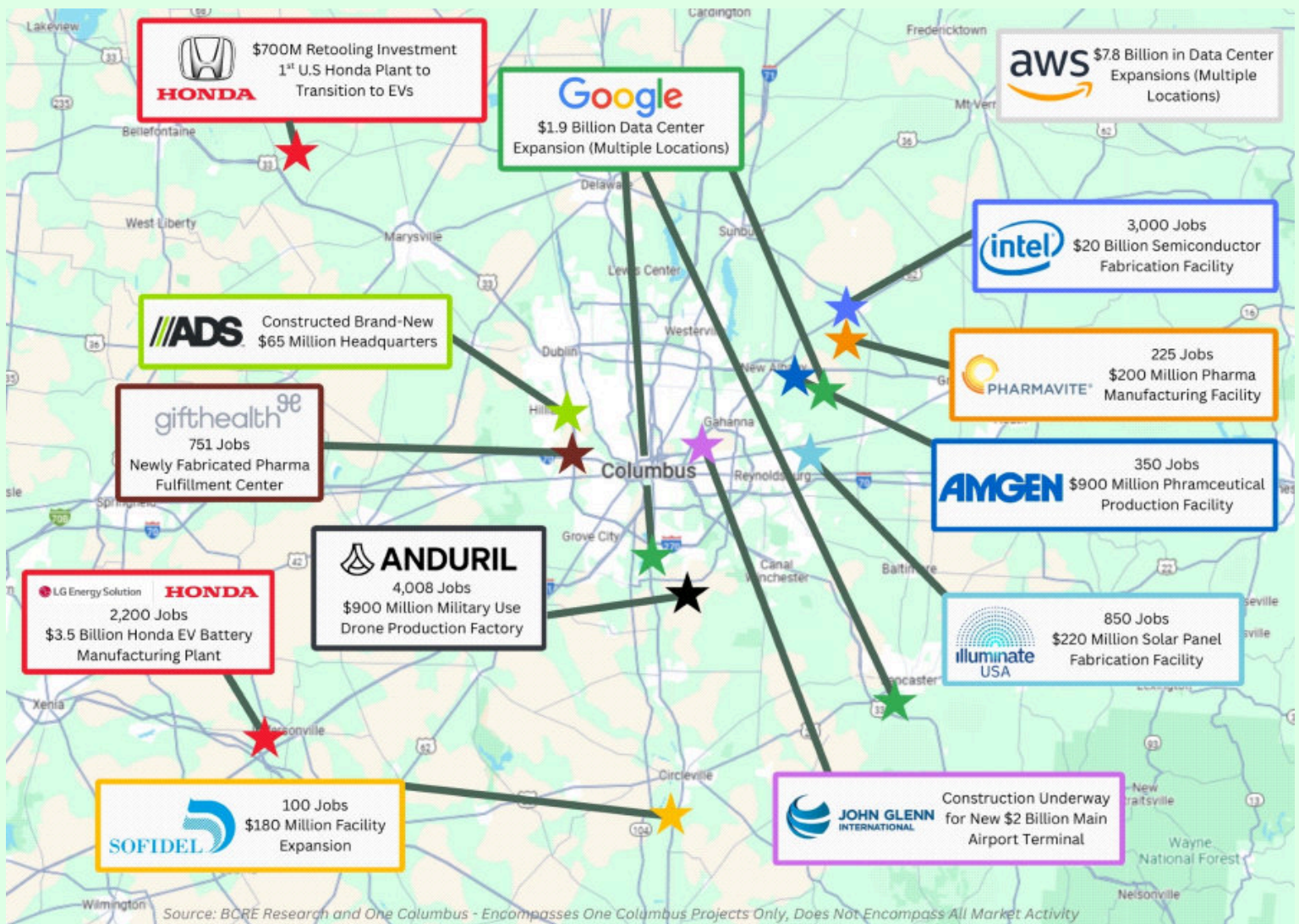
Area Households
22,413

Average Income
\$55,057

Major Nearby Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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Disclaimer And Confidentiality Agreement - Continued -

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Corporate Real Estate