

# 1 ACRE

# AVAILABLE FOR SALE OR LEASE

1360 DELAWARE AVE, MARION, OH 43302



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**PASSOV GROUP**

COMMERCIAL BROKERAGE

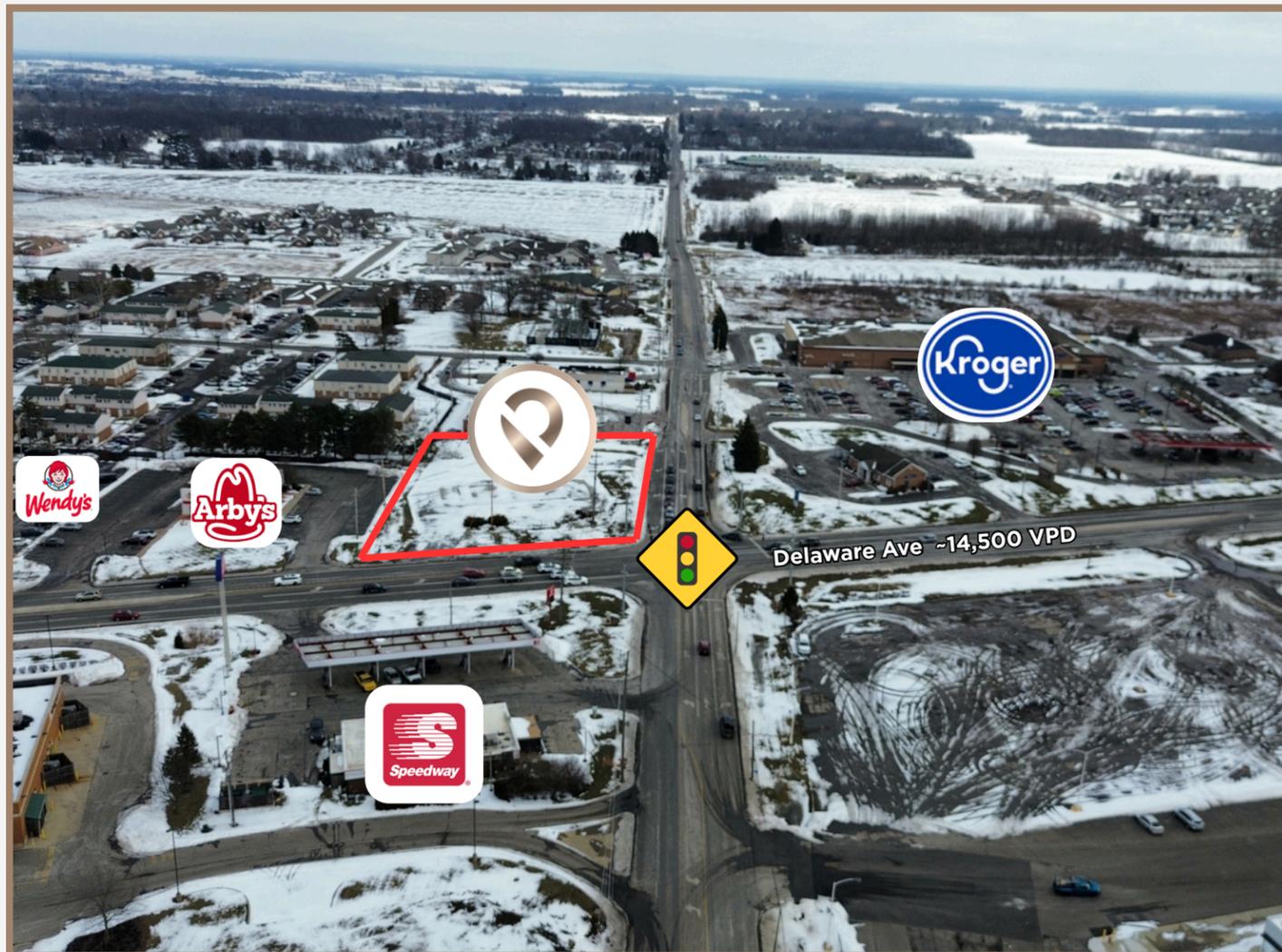
# THE OPPORTUNITY

1360 DELAWARE AVE  
MARION, OH, 43302

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## KEY HIGHLIGHTS & PROPERTY OVERVIEW

- 1 acre development opportunity
- Prominent hard corner location at a signalized intersection
- Zoned C-5 General Business District allowing for a wide range of retail, restaurant, medical, and service uses
- Utilities available to site
- Dual access points from Delaware Avenue and Barks Road East
- \$481.49M in total consumer spending within a 2-mile radius
- Strong surrounding national retailers including Kroger, Burger King, Taco Bell, Arby's, Wendy's, McDonald's, Tractor Supply, and Speedway



## PROPERTY INFORMATION

Address	1360 Delaware Ave, Marion, OH 43302
Acreage	1 AC
Availability (Pads)	1 AC
Primary St	Delaware Avenue
Secondary St	Barks Road East
Primary Frontage	207 FT
Secondary Frontage	236 FT
Ingress/Egress	2 Points, Hard Corner
Primary Traffic	14,500 VPD
Secondary Traffic	8,200 VPD
PPN	124390000200

## AVAILABILITY — SIZE — PRICING

<b>Ground Lease</b>	1 AC	\$80,000
<b>For Sale</b>	1 AC	\$1,000,000

# TRADE AERIAL

1360 DELAWARE AVE  
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# LOCATION OVERVIEW

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Marion is a well-positioned North Central Ohio community located along US-23, approximately 50 miles north of Columbus. The property is situated within a primary retail and commercial corridor, surrounded by established residential neighborhoods and key employers. Strong surrounding national retailers including Kroger, Burger King, Taco Bell, Arby's, Wendy's, McDonald's, Tractor Supply Company, and Speedway. The area offers a stable workforce base, consistent daily traffic counts, and strong local consumer demand, making it an attractive location for retail, office, or service users seeking high visibility and regional accessibility.

## 1360 DELAWARE AVE



SIZE

1 AC



FOR SALE

\$1,000,000



FOR LEASE

\$80,000



ZONING

C-5  
General Business District



LOCATION

Hard Corner  
Lighted Intersection

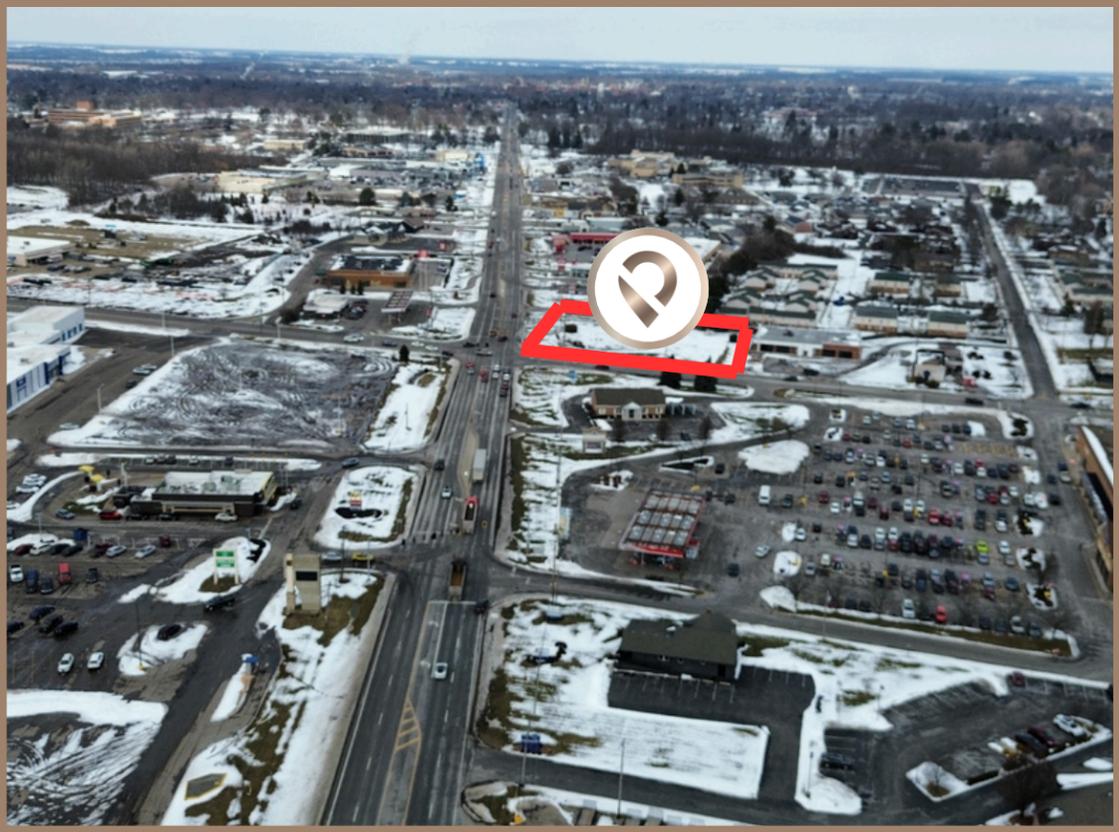
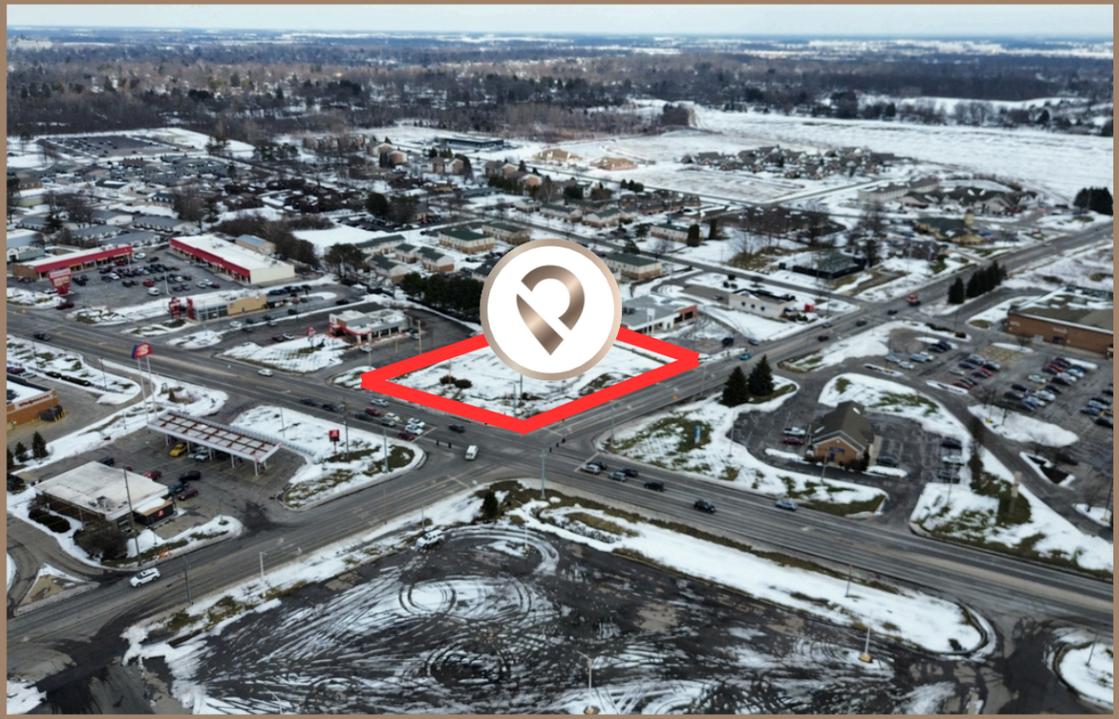
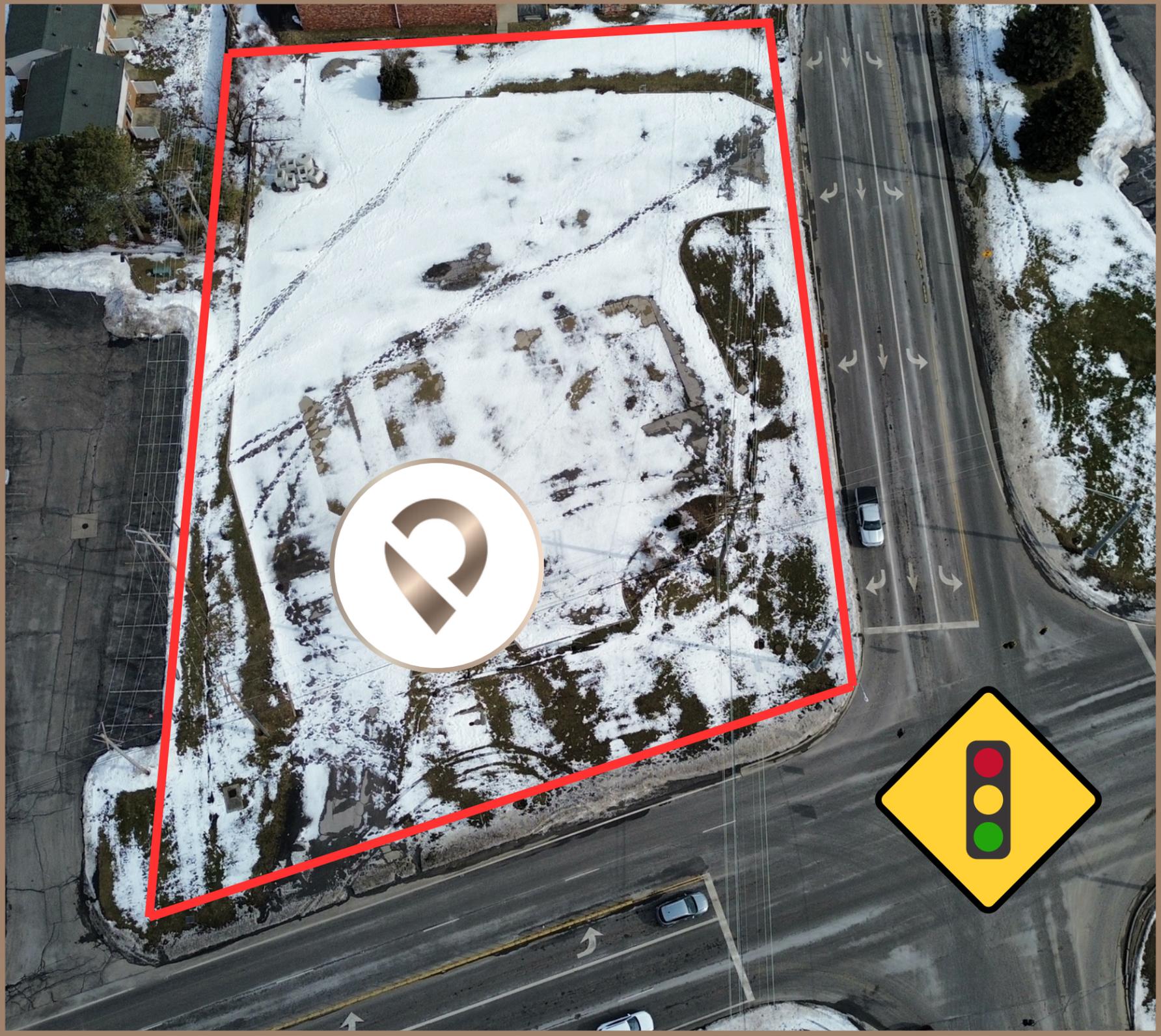


### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	3,903	39,295	46,911
Daytime Population	5,195	20,948	23,933
Average Household Income	\$72,868	\$60,393	\$62,283
Median Household Income	\$56,722	\$45,581	\$46,759
Consumer Spending	\$47,702,349	\$415,772,856	\$481,229,553

# PROPERTY PHOTOS

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# CONTACT

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