

BUILD-TO-SUIT



958-960 7TH AVE
MARION, IA 52302

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2,875 SF | 0.06 ACRES

PROPERTY HIGHLIGHTS

- Mixed-use development opportunity in the heart of Downtown Marion
- Best uses include: retail, medical, office, & possible multi-family component
- Great opportunity for a tenant to own
- Low land basis, conceptual renderings already included



RETAIL | MEDICAL | OFFICE | MULTI-FAMILY



AERIAL

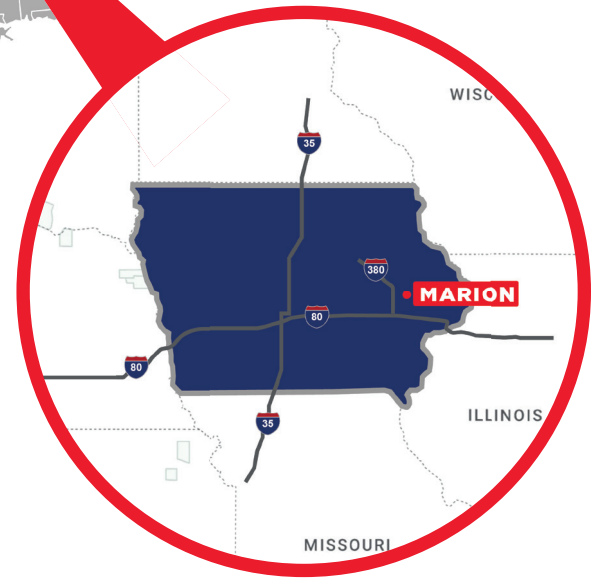
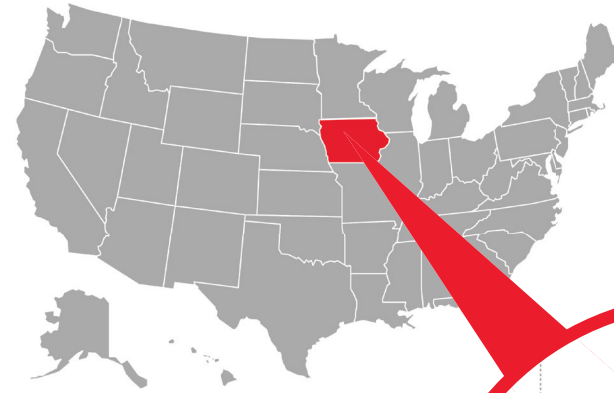


CONCEPTUAL RENDERINGS



MARION

Marion is one of the Midwest's fastest growing cities. The city prides themselves with being the best place in Iowa to raise a family and grow a business. The Uptown Marion initiative, was created to drive growth, revitalization, and preservation of the historic downtown main street district.



42,049
POPULATION

17,068
HOUSEHOLDS

\$99,732
AVERAGE HH INCOME



**20TH BEST SMALL
CITY IN AMERICA**



**TOP 10 MOST LIVABLE
SMALL CITIES IN AMERICA**



MARTIN GARDNER
ARCHITECTURE

CONTACT

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