

FOR SALE



1239 Mt Vernon Ave, Marion, OH 43302

- 2 - commercial parcels on high traffic retail Rt.95 in Marion OH.
- Join: Lowes Hardware, Walmart, Kohls, TJ Max, 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 building build-ings on site can be razed for redevelopment.
- 1239 Mt Vernon Avenue.
- Parcels: 12-442000.0200 & 16-012060.400



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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.

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Aerial View



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Amenities Page

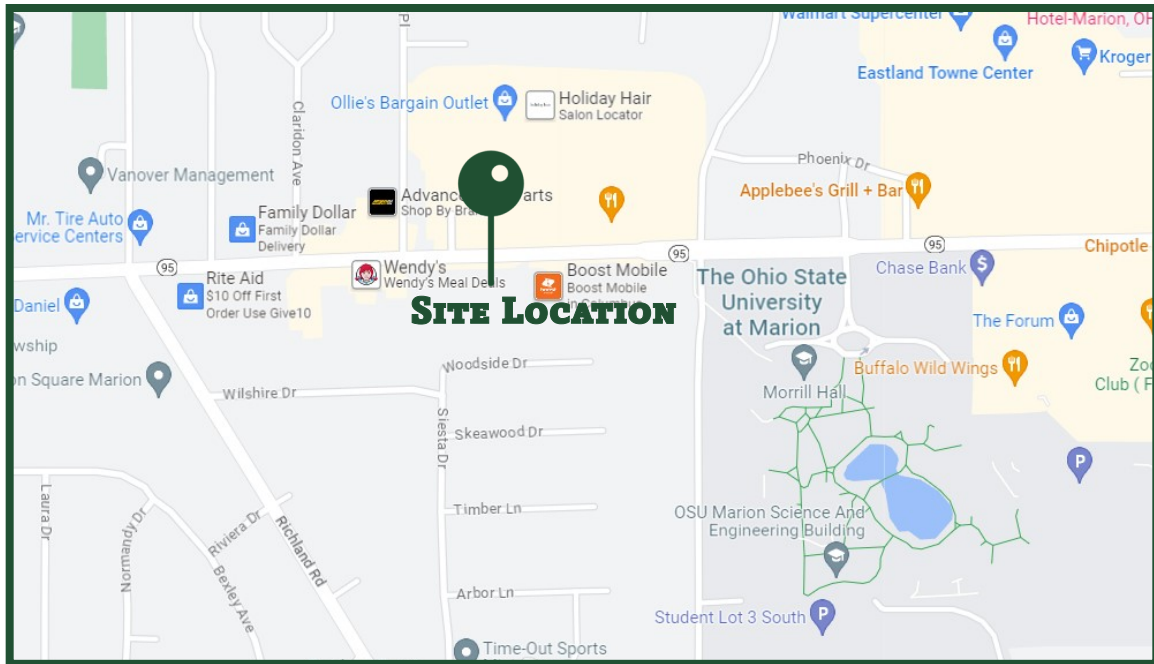


Subject Property

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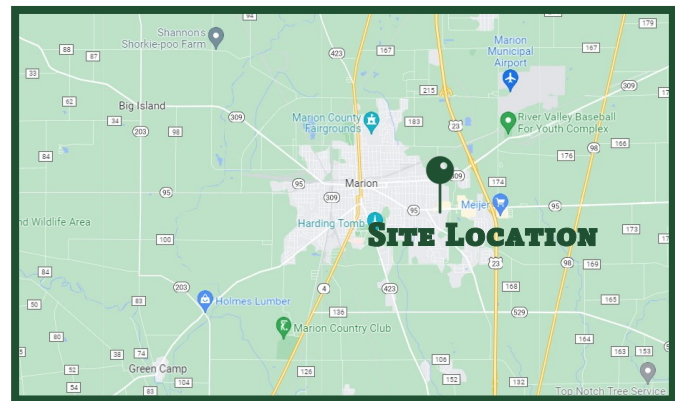


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
MOUNT VERNON AVE - CLARIDON AVE	21,459
MOUNT VERNON AVE - PENNSYLVANIA AVE	28,333
RICHLAND RD - WILSHIRE DR	4,148



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		4,168	27,544	45,872
Households (2020)		4,955	14,415	20,003
Avg Household Income (2020)		\$54,396	\$45,550	\$45,927

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