



WWW.GOODMANREALESTATE.COM
216.381.8200

MARION DRIVE-THRU

1207 Mount Vernon Avenue
Marion, Ohio



JAN 26

HIGHLIGHTS

- **AVAILABLE:** 2,418 SF freestanding former restaurant (built in 2023) on ±0.67 AC
- Located on Mt Vernon Avenue, Marion's primary east-west commercial corridor, providing direct access to Downtown Marion and US-23
- Trade area is home to national retailers including Kohl's, Walmart, Lowe's, and Hobby Lobby
- TOP GENERATORS
 - Downtown Marion (County Seat) – Government offices, courthouse, and professional services supporting a strong daytime population
 - OhioHealth Marion General Hospital – Major regional healthcare hub; part of a 35,000+ employee health system
 - Marion Technical College – ~3,000 enrolled students, faculty, and staff
 - The Ohio State University at Marion – ~1,000+ students, faculty, and staff

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE
2030 Projection	49,536	61,297	85,038
2025 Estimate	49,353	61,130	84,958
INCOME	5 MILE	10 MILE	15 MILE
2025 Average	\$75,476	\$83,433	\$86,068
2025 Median	\$55,485	\$61,788	\$65,135
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE
2025 Employees	17,232	19,204	23,692

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

ROB YASKANICH

Senior Director
rob@goodmanrealestate.com

MICHAEL WEISS

Senior Director
michael@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ROB YASKANICH

Senior Director
rob@goodmanrealestate.com

MICHAEL WEISS

Senior Director
michael@goodmanrealestate.com

MARION DRIVE-THRU

Marion, Ohio



2,418 SF ON 0.67 AC AVAILABLE



JAN 26



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ROB YASKANICH

Senior Director
rob@goodmanrealestate.com

MICHAEL WEISS

Senior Director
michael@goodmanrealestate.com

MARION DRIVE-THRU

Marion, Ohio



JAN 26