

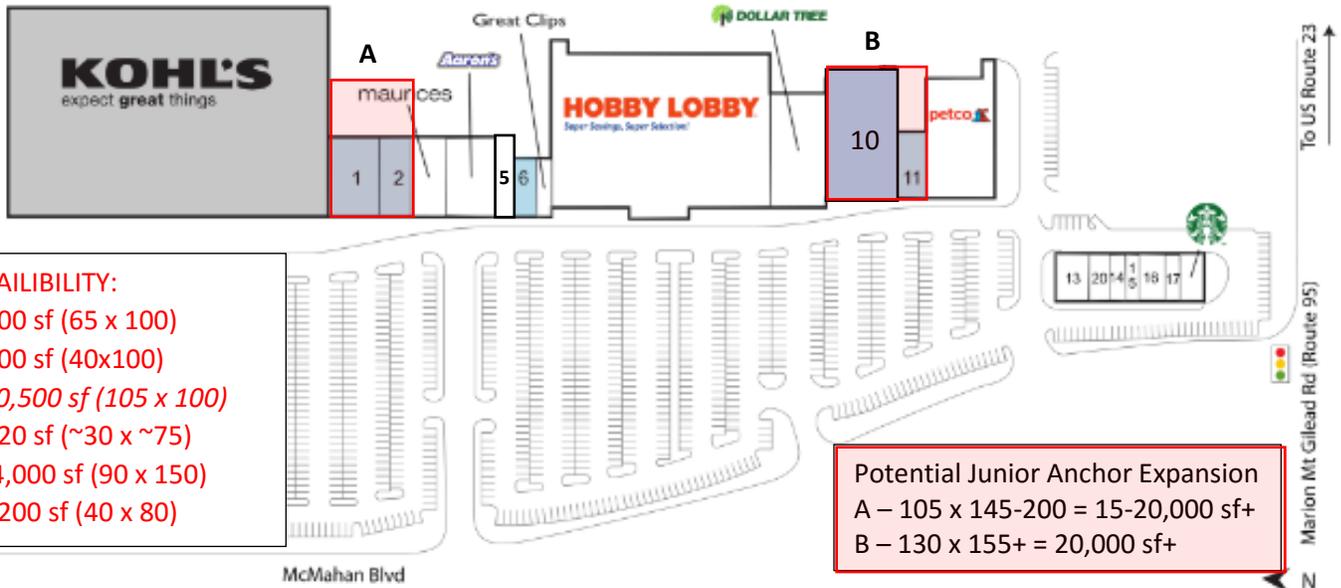


- Size: 135,000 SF Retail Center
- Recent, 2007 construction
- Anchors: Hobby Lobby, Kohl's, Petco, Dollar Tree
- **Junior Anchor Availabilities:**
  - 14,000 sf expandable to +20,000 sf (130' x 155'+)
  - 10,500 sf expandable to +15,000 sf (105' x 145'+)
- Super Regional trade area with strong national retailer presence and deep destination draw from surrounding smaller communities to this county seat location
- Situated between Lowes and WalMart Supercenter and across the street from Ohio State Marion
- Main intersection in the market Hwy 23 (21,000 vpd) and Hwy 95/Mt Gilead (22,000 vpd)
- Deal making landlord with flexible lease terms

<b>Demographic Overview:</b>			
	1 Mile	3 Mile	5 Mile
Population	3,457	33,623	50,488
Average HH Income	\$55,680	\$47,494	\$49,304

PLEASE CONTACT KEVIN KUSH OR BEN BOLZ FOR ADDITIONAL INFORMATION:  
 615-504-7445 OR 504-402-1645 OR KEVIN@PMAT.NET OR BEN@PMAT.NET

**Legacy Crossing – Marion (Columbus MSA), OH**  
 130-370 McMahan Boulevard, Marion, OH 43302



**CURRENT AVAILABILITY:**  
 Space 1 – 6,500 sf (65 x 100)  
 Space 2 – 4,000 sf (40x100)  
 Space 1/2 - 10,500 sf (105 x 100)  
 Space 6 – 2,220 sf (~30 x ~75)  
 Space 10 – 14,000 sf (90 x 150)  
 Space 11 – 3,200 sf (40 x 80)

**Potential Junior Anchor Expansion**  
 A – 105 x 145-200 = 15-20,000 sf+  
 B – 130 x 155+ = 20,000 sf+



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