



COMMERCIAL DEVELOPMENT OPPORTUNITY

Lot Size: 3.79 Acres

2700 7TH AVE
MARION, IA 52302

ANGIE GLICK-MARTIN, SIOR

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RACHEL WATERS

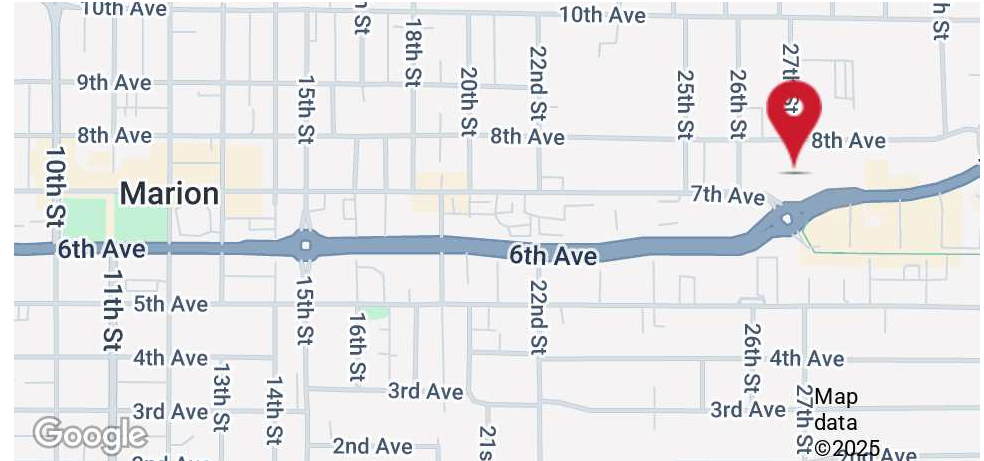
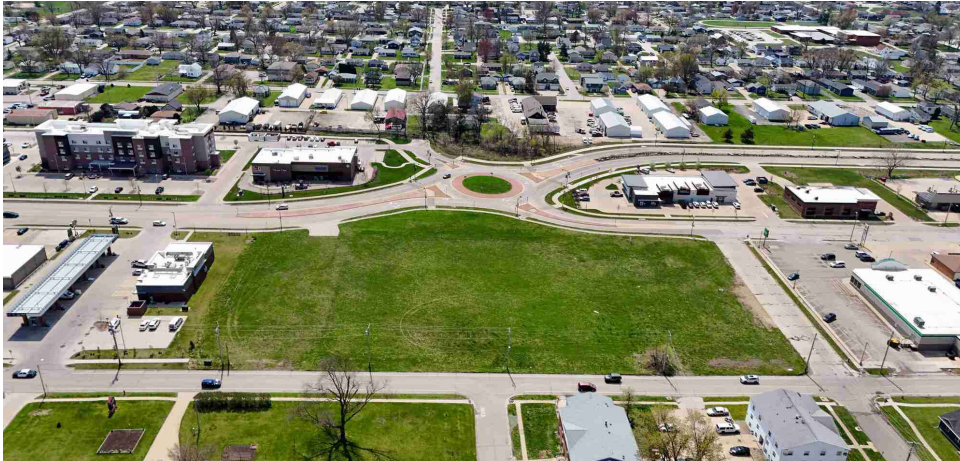
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$784,080 - \$2,476,386

Lot Size: 3.79 Acres

Price / SF: \$15.00-18.00/SF

Zoning: UC-1, Urban Commercial

LOCATION OVERVIEW

Located at a highly visible roundabout along 7th Avenue in Marion. This strategic location is surrounded by national and regional brands including Starbucks, Dollar Tree, Papa John's Pizza, Great Clips, and Marriott hotels — offering strong traffic counts and brand synergy.

PROPERTY OVERVIEW

Zoned UC-1 (Urban Commercial), the site allows for a wide variety of commercial uses including retail, restaurant, office, hospitality, and service-based businesses. With excellent access and frontage along a key corridor, this property is ideally positioned for a user or developer seeking high visibility and strong surrounding demographics. The site offers flexibility for single-user development or the potential for subdivision into multiple lots. If subdivided, the City of Marion will require a concept plan for the overall site layout as part of the approval process.

PROPERTY HIGHLIGHTS

- Only site available for development along 7th Ave
- High visibility with estimated traffic counts of 30,000 cars per day
- Premier location surrounded by national and regional brands

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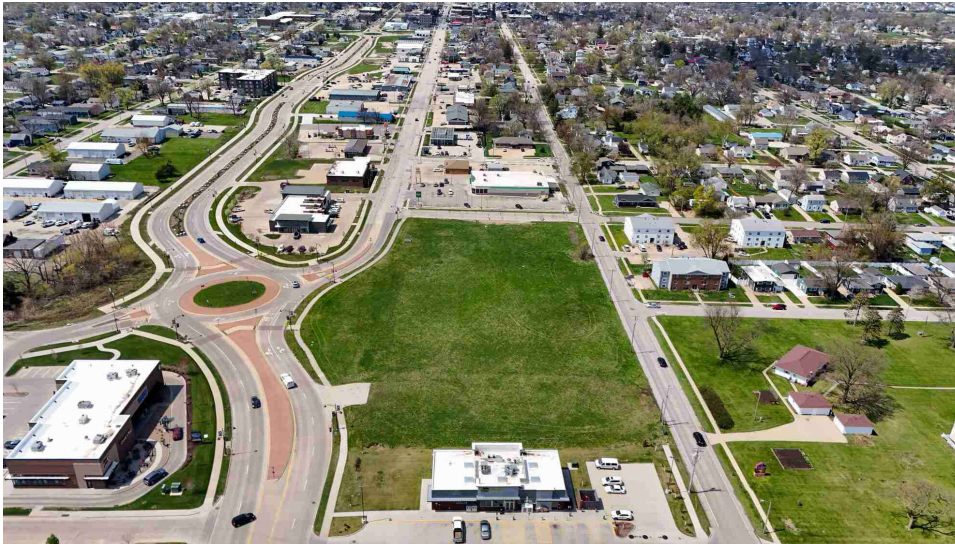
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

ADDITIONAL PHOTOS



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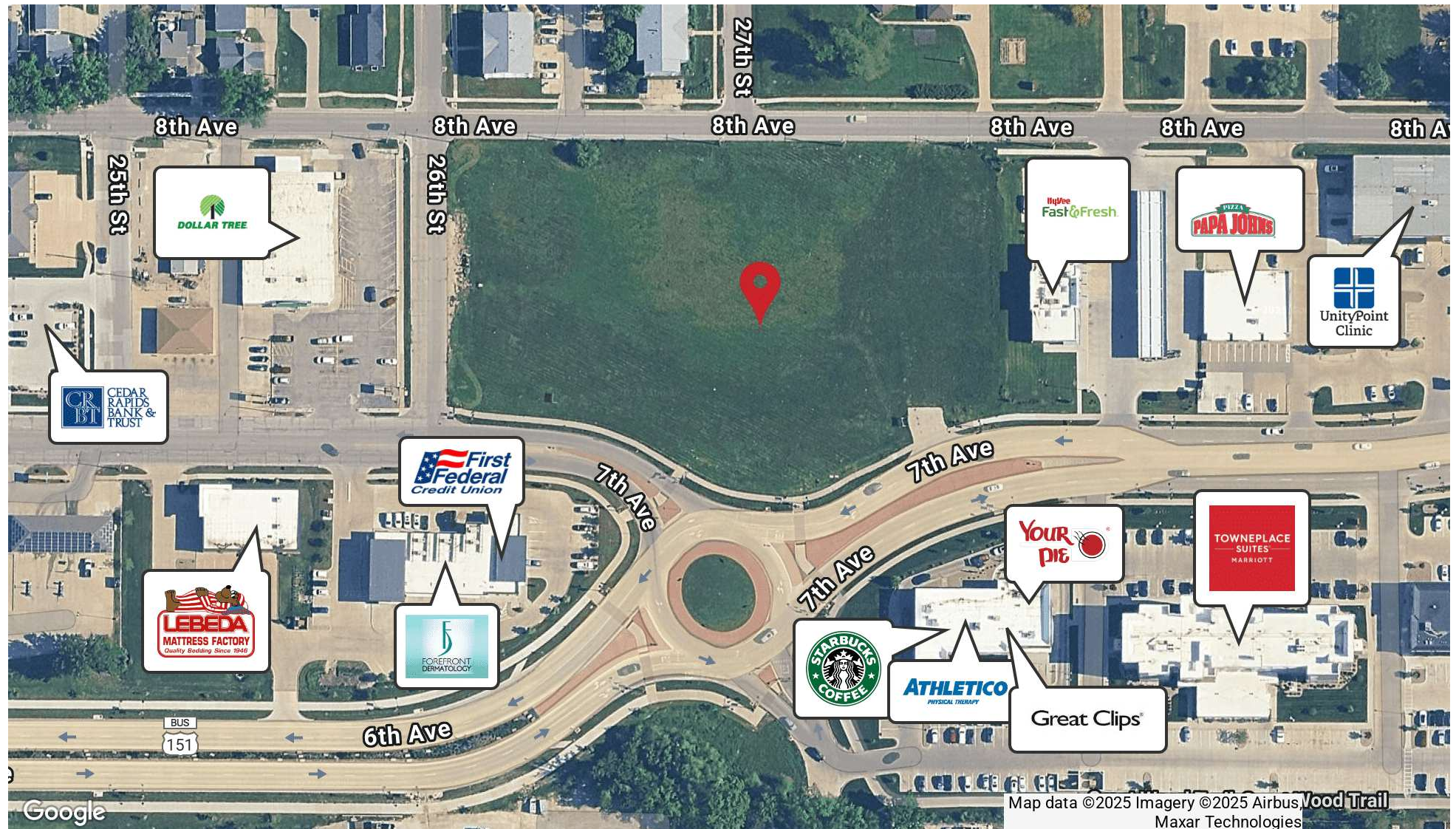
CONCEPT SITE PLAN



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AERIAL MAP



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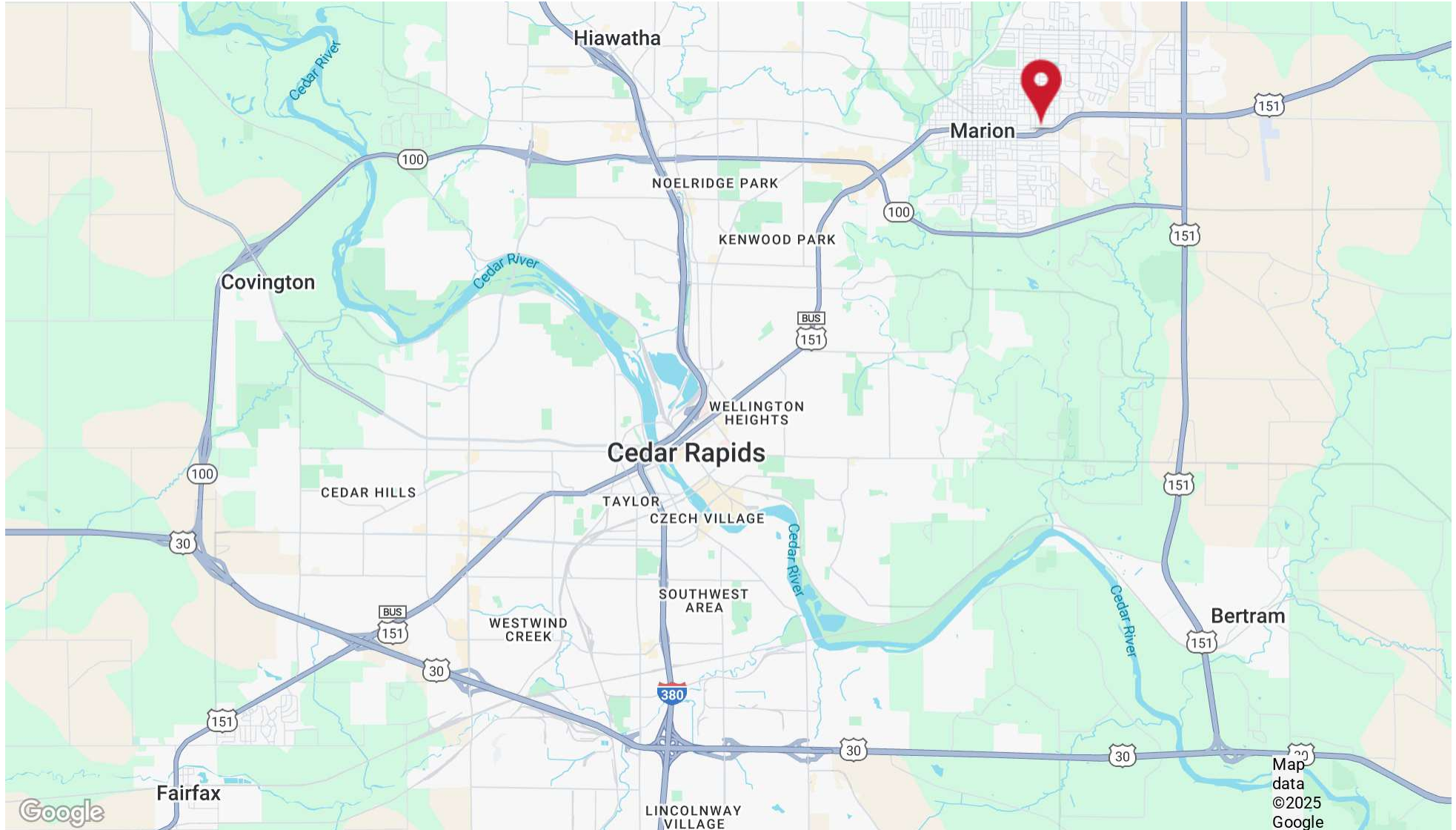
RETAILER MAP



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LOCATION MAP



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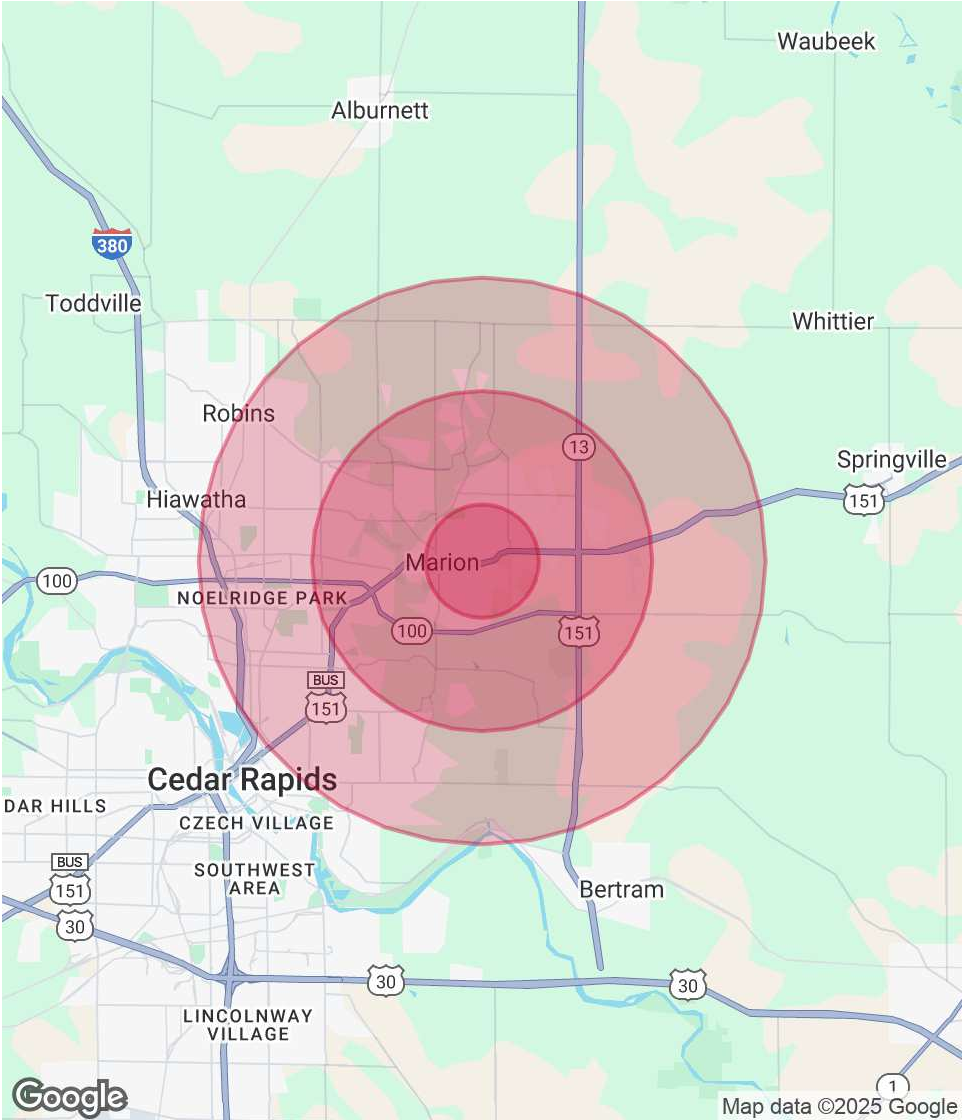
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,696	47,100	96,992
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,748	19,323	40,837
# of Persons per Household	2.5	2.4	2.4
Average Household Income	\$95,567	\$102,904	\$100,711
Average House Value	\$217,267	\$257,731	\$245,083

Demographics data derived from AlphaMap



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WHY MARION?



COMMUNITY OF THE YEAR & ALL-STAR COMMUNITY

Marion was named 2023 Community of the Year by Community Playmaker. The national award recognizes innovative programs and initiatives that drive economic development, promote community engagement, provide places for residents to work and play, support public safety, & amplify arts and culture.

Marion is also a back-to-back All-Star Community. One of only three Iowa communities recognized by the Iowa League of Cities in 2017, 2018, 2020 and 2021. The designation honors innovative efforts in urban renewal, collaboration or quality of life improvements.

RICH IN ARTS AND CULTURE

Marion is creating a legacy for the future founded in high-quality, relevant and engaging public spaces. Look no further than the 7th Avenue Reconstruction and Streetscape Project, the Uptown Artway featuring nine permanent public art installations in a revitalized alley, or the Klopfenstein Amphitheater at Lowe Park, a functional work of art itself. The City and its community partners host dozens of free concerts and events each year.

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BEST PLACE TO GROW YOUR BUSINESS

No more than a 10-minute drive from some of Iowa's best schools, medical facilities, industrial parks, and beautiful neighborhoods. Marion is the best place in Iowa to raise a family and grow a business.

For the past 24 years, based on population and reported crimes, Marion continues to be one of the safest cities in Iowa.

UNIQUE SENSE OF COMMUNITY

As one of the fastest-growing cities in the state, Marion is intentional about maintaining its unique sense of community. A variety of festivals and cultural events bring families, friends and neighbors together. The Marion Arts Festival, held each spring, is ranked as one of the nation's best.

HEALTHY LIVING

The City of Marion maintains 600 beautiful acres of public green space, with plenty of manicured parks, trails and athletic complexes to make it easy to get out and get active. Healthy living is in our DNA.