

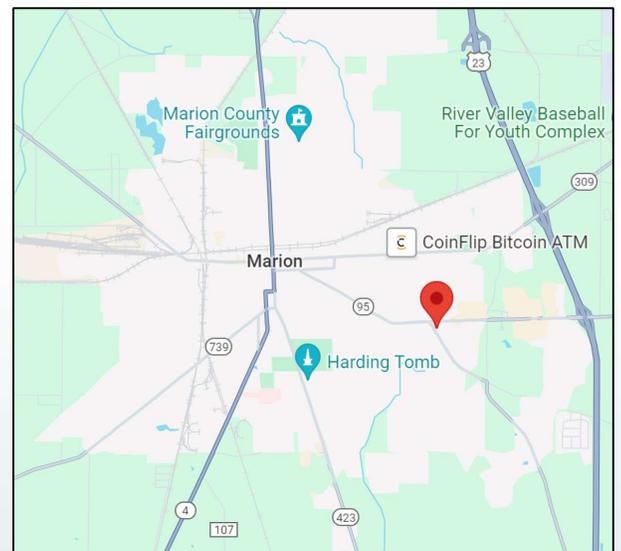
1081 Mount Vernon Ave

Marion, OH 43302

**FOR LEASE
OR SALE**



- **11,000 sf former Rite Aid (divisible)**
- **1.66 acres**
- Located on Mt Vernon Ave in the heart of the retail corridor for Marion
- Located just off of Route 23
- Traffic Counts of 19,000+ VPD
- Strong visibility & easy access
- Area retailers include: Walmart, Lowes, Kohls, Kroger, TJ Maxx, Hobby Lobby, Meijer, Menards
- **FOR LEASE OR SALE**



Contact:
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360 Real Estate Advisors
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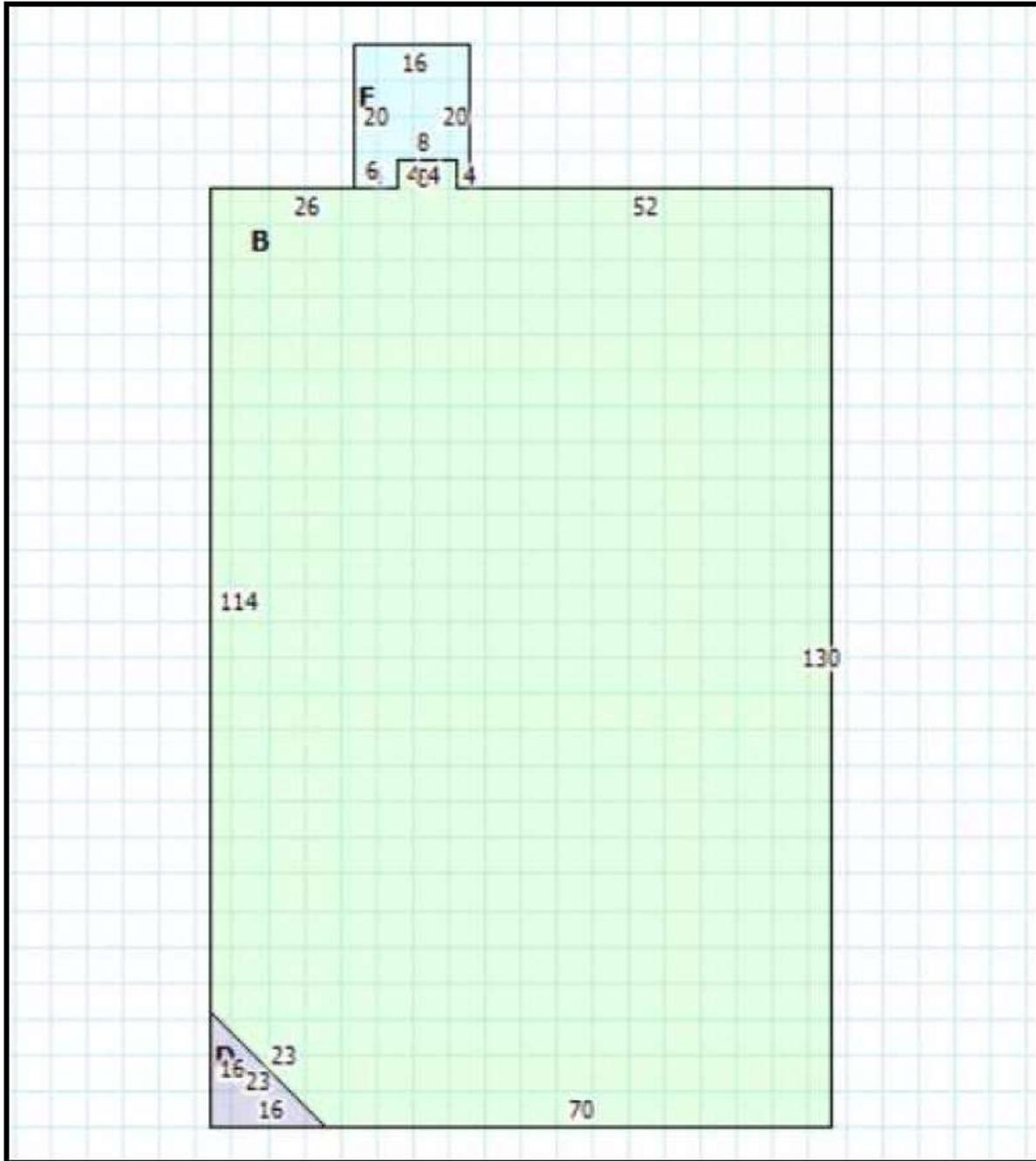
Market Aerial



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Building Sketch



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Pictures



Entrance from Mt. Vernon Ave.



Southerly view of subject



Drive through lanes



Westerly view of subject



Entrance from Richland Rd.



Esterly view of subject & 3rd egress on Mt. Vernon



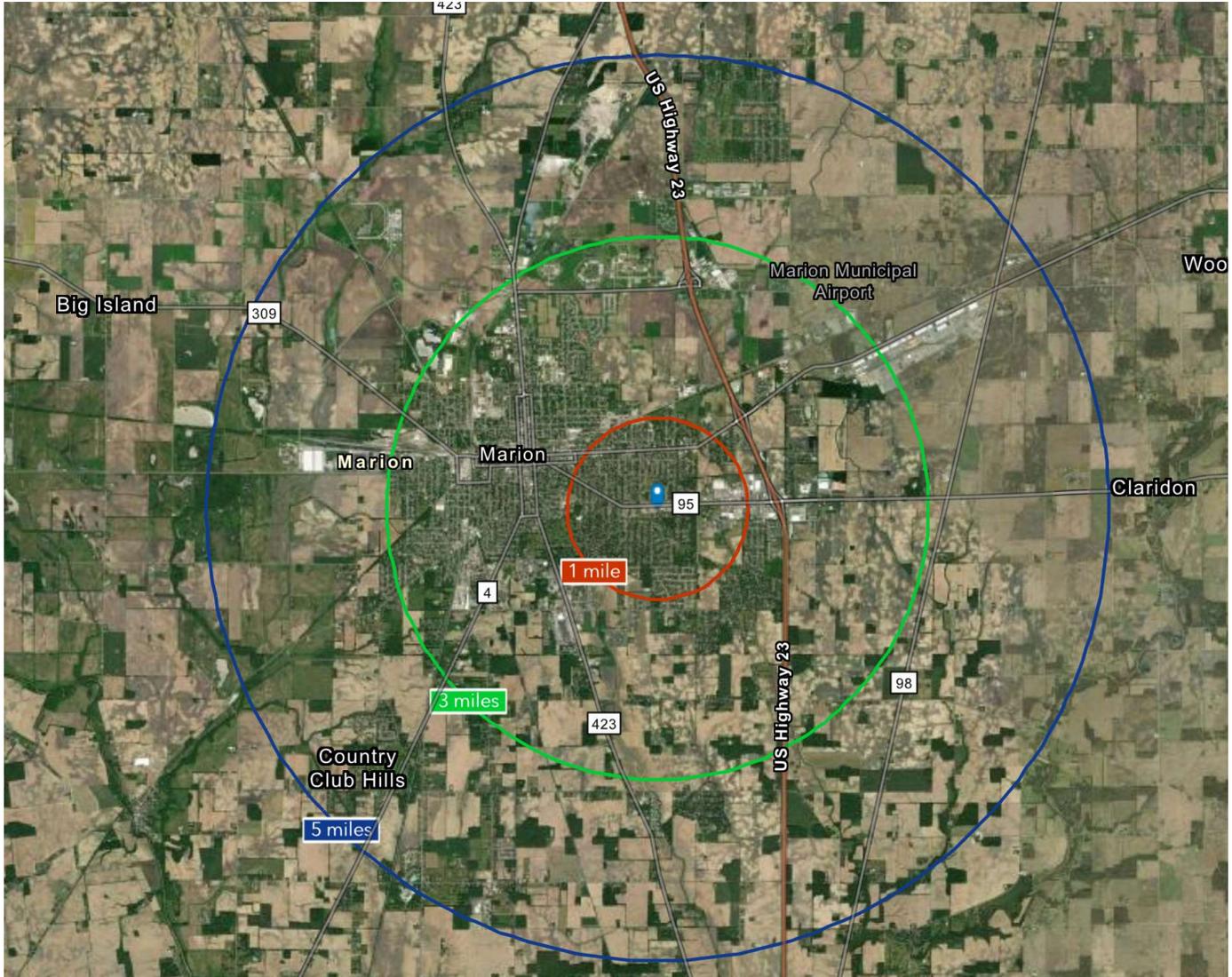
Southerly side view of subject



Southwesterly view of subject

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Demographics	1 mi.	3 mi.	5 mi.
Population (2023 est.)	9,303	41,209	48,688
Avg. HH Income (2023 est.)	\$75,474	\$58,167	\$61,847
Households	4,029	15,726	18,629