

DELEX ONE

MEDICAL OFFICE FOR LEASE

1069 DELAWARE AVENUE, MARION, OHIO 43302



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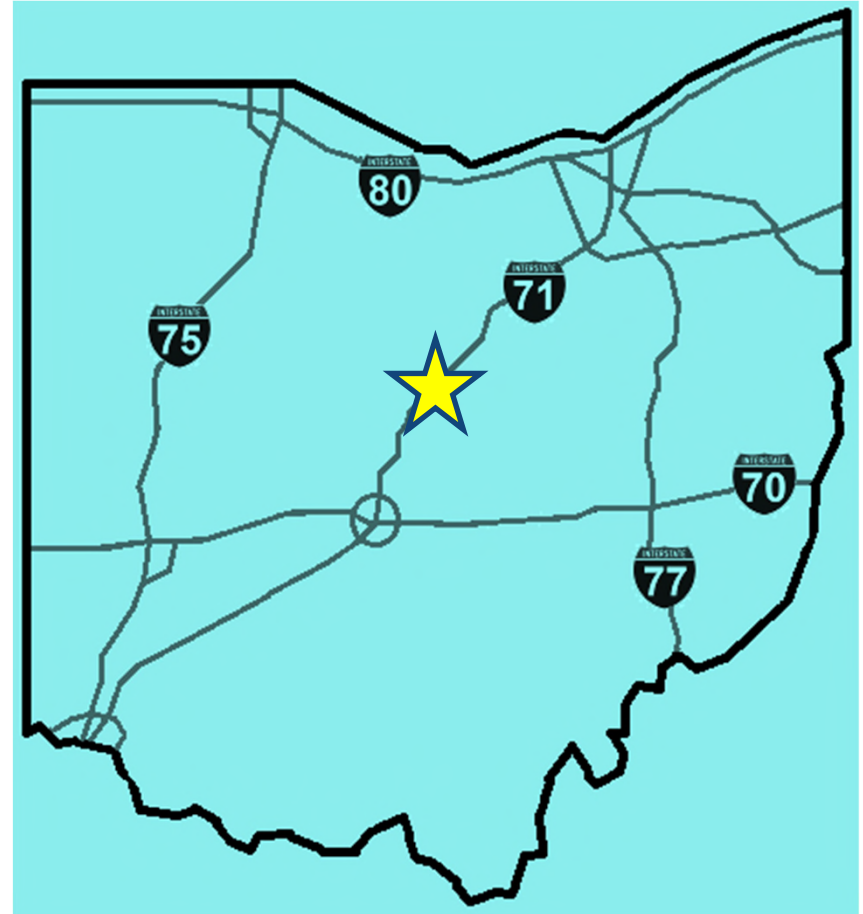
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PROPERTY HIGHLIGHTS

- Suite 101A: 2,090 SF
- Suite 105: 1,870 SF
- Suite 201: 1,505 SF
- Well-positioned medical office building with frontage on Delaware Parkway—just outside OhioHealth Marion General Hospital
- Strong co-tenancy mix including OhioHealth, Children's Hospital, and primary care
- Tenant improvement options available

DELEX ONE

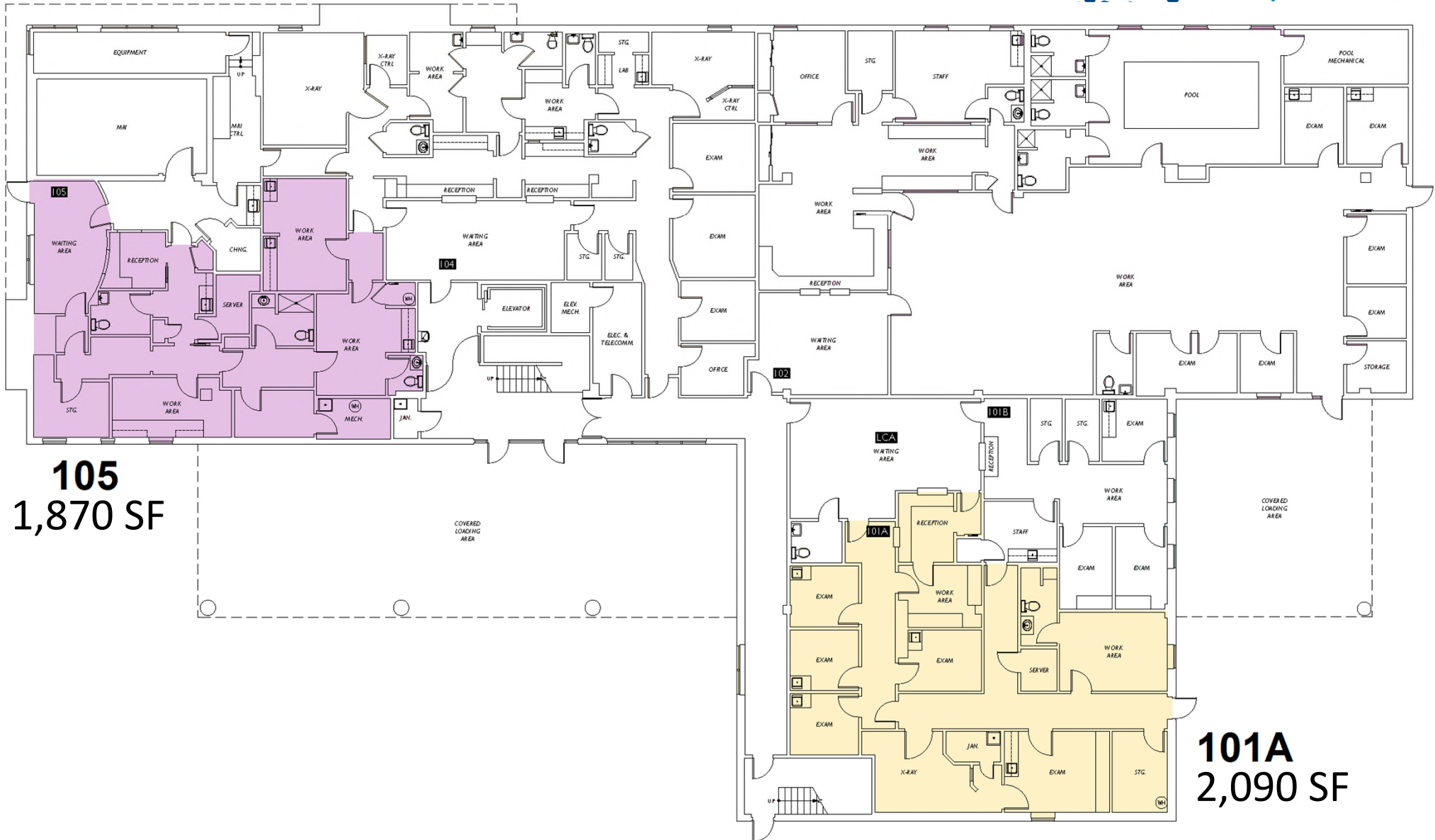
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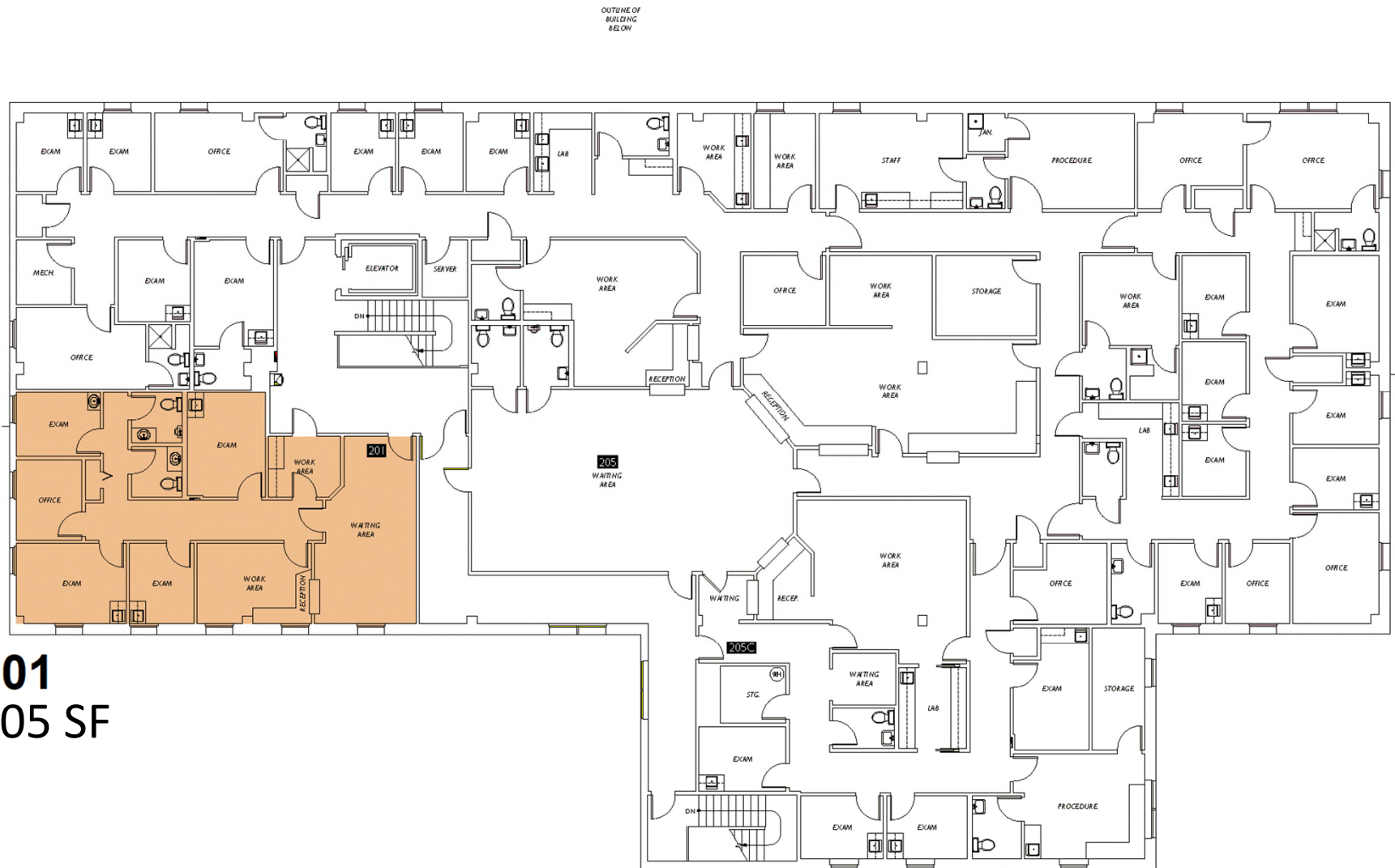
AERIAL



SPACE PLAN: 1st FLOOR

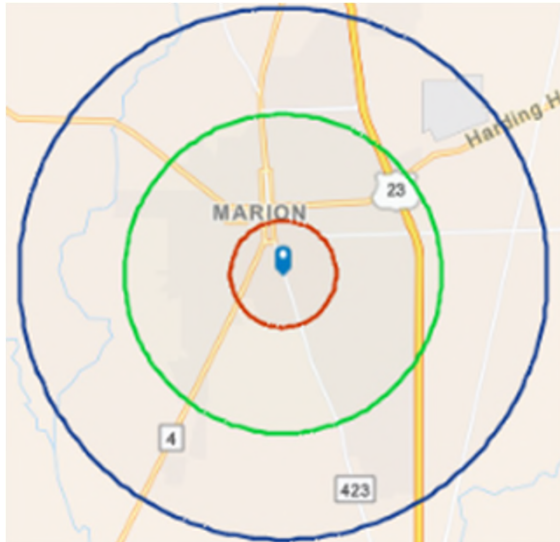


SPACE PLAN: 2nd FLOOR



201
1,505 SF

1-MILE RADIUS DEMOS



KEY FACTS

8,286

Population



Average
Household Size



Median Age

\$48,299

Median Household Income

BUSINESS



270

Total Businesses



4,595

Total Employees

EDUCATION



6%

No High School
Diploma



47%

High School
Graduate



26%

Some
College



21%

Bachelor's/Grad/Prof
Degree

INCOME



\$29,111

Per Capita
Income



\$48,299

Median
Household
Income



\$67,152

Average
Household
Income

EMPLOYMENT



49.2

White
Collar %



36.6

Blue
Collar %



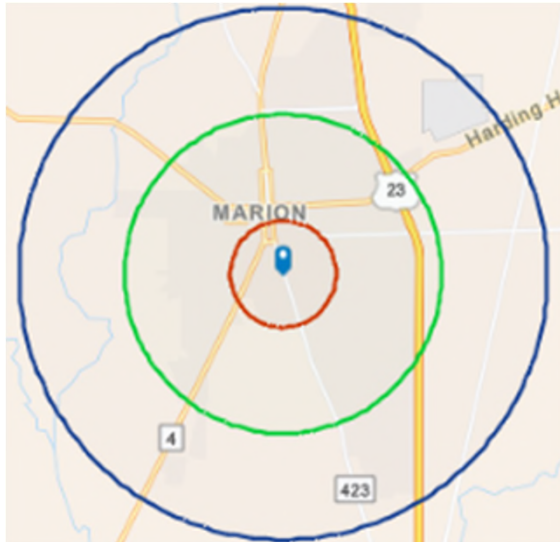
14.2

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

38,438

Population



Average
Household Size



Median Age

\$45,577

Median Household Income

BUSINESS



1,196

Total Businesses



16,559

Total Employees

EDUCATION



9%

No High School
Diploma



48%

High School
Graduate



29%

Some
College



15%

Bachelor's/Grad/Prof
Degree

INCOME



\$26,759

Per Capita
Income



\$45,577

Median
Household
Income



\$63,327

Average
Household
Income

EMPLOYMENT



45.3

White
Collar %



34.6

Blue
Collar %



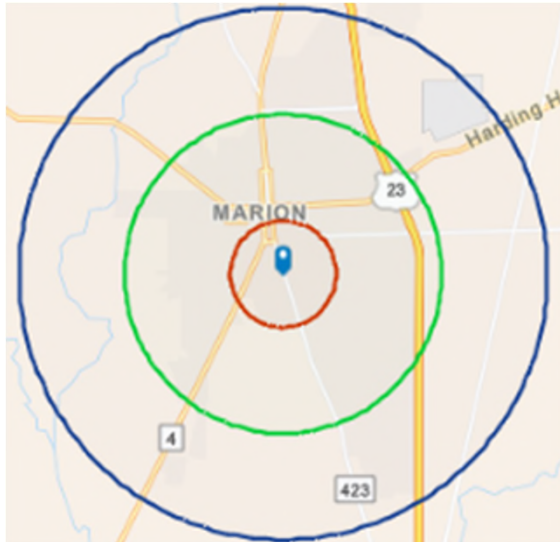
20.1

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

48,112

Population



Average
Household Size



Median Age

\$47,680

Median Household Income

BUSINESS



1,387

Total Businesses



22,785

Total Employees

EDUCATION



10%

No High School
Diploma



47%

High School
Graduate



30%

Some
College



14%

Bachelor's/Grad/Prof
Degree

INCOME



\$25,601

Per Capita
Income



\$47,680

Median
Household
Income



\$66,749

Average
Household
Income

EMPLOYMENT



46.1

White
Collar %



33.7

Blue
Collar %



20.2

Services
%

equity | brokerage

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