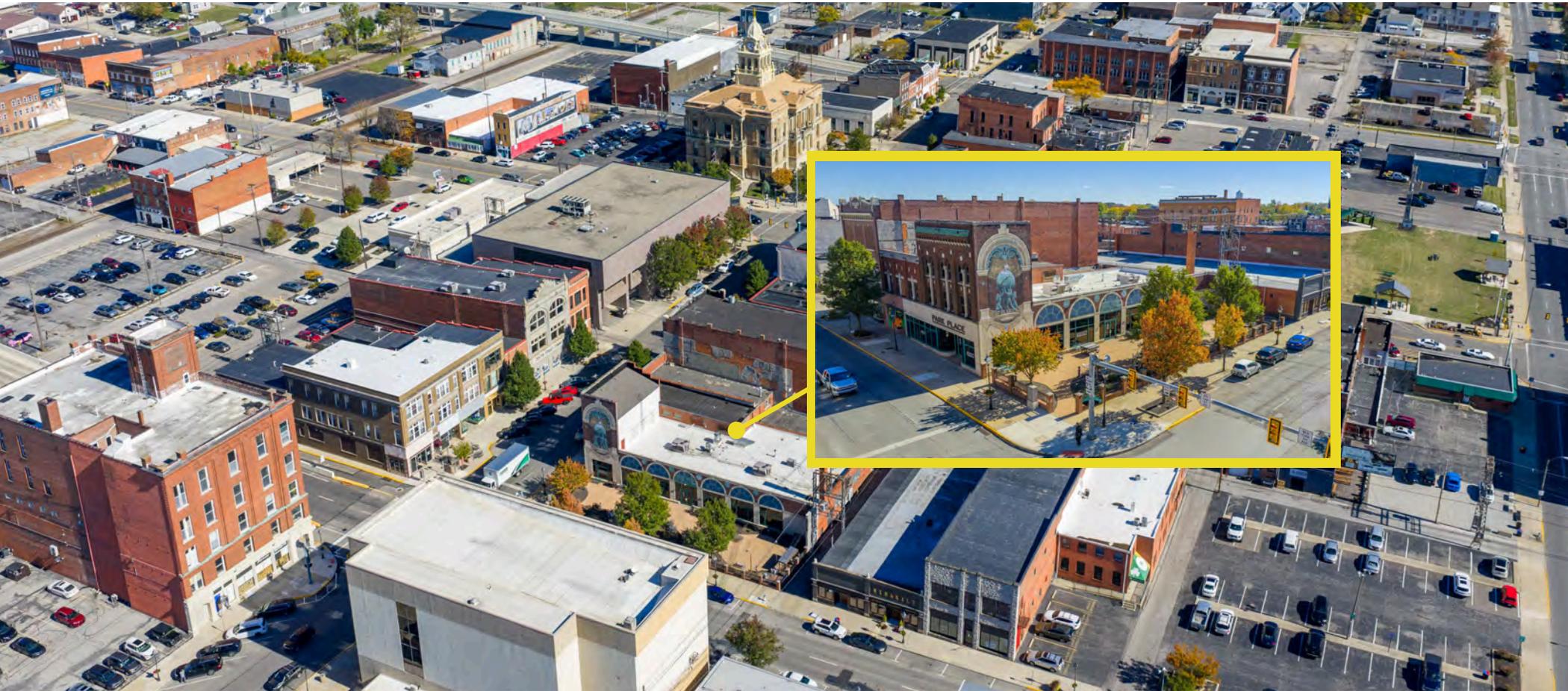


# Prime Downtown Marion Retail / Restaurant for Sale / Lease 143 W Center St, Marion, OH 43302



**EXPERIENCE MATTERS**  
**110+ Years Proudly Serving the CRE Community**

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)



# Property Offering Summary

## 143 W Center St, Marion, OH 43302

Set at a signalized intersection on West Center Street, this property commands attention from both pedestrians and passing traffic. Its prominent corner frontage and large wraparound windows provide excellent exposure and continuous natural light throughout the space. The combination of high visibility and walkable downtown energy makes this an ideal location for a destination restaurant, café, or retail brand looking to anchor Marion's growing city center. Previously home to a popular local pizza restaurant, this property combines prime visibility, modern restaurant infrastructure, and inviting design features to create a unique, ready-to-go opportunity in the heart of downtown Marion.

### Property Highlights

- ±10,648 SF building (divisible)
- Signalized, high-visibility corner location
- Large windows offering abundant natural light
- Expansive patio for outdoor dining or events
- Restaurant equipment included, including premium wood-fired pizza oven

|                       |                         |
|-----------------------|-------------------------|
| <b>Sales Price:</b>   | Contact agent*          |
| <b>Lease Rates:</b>   | \$15.00 - \$18.00 SF/yr |
| <b>Lease Type:</b>    | NNN                     |
| <b>Available SF:</b>  | 10,648 SF               |
| <b>Restaurant SF:</b> | 3,549 SF                |

*\*premium restaurant equipment included in asking price, i.e. newer wood fire pizza oven.*

### Turnkey Restaurant Infrastructure

The property comes equipped with a full suite of restaurant and brewing equipment, offering tremendous value and time savings for operators. This includes a premium wood-fired pizza oven, brewing system, and other commercial-grade fixtures — all ready for immediate use. These assets make the location ideal for a brewery, pizzeria, or any dining concept that values quality equipment and authentic presentation.

**EXPERIENCE MATTERS - 110+ Years Serving the CRE Community**

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)



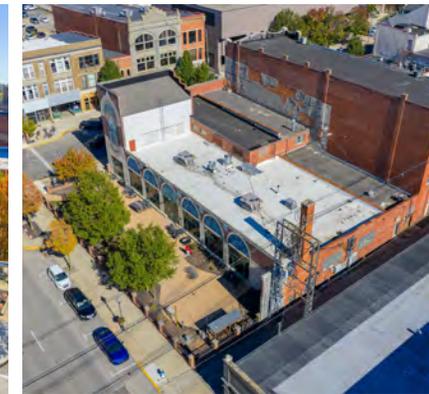
# Photos - Exterior



On-Street and Lot Parking



Patio Area



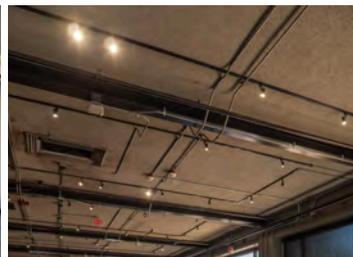
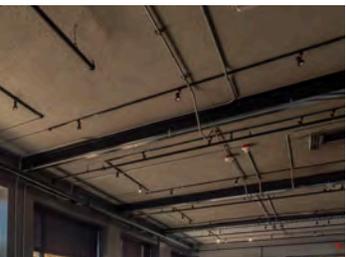
Signalized Intersection

**EXPERIENCE MATTERS - 110+ Years Serving the CRE Community**

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)



# Photos - Interior



**Dining Areas**



**Kitchen & Brewery Area**



**Front Counter & Bar**



**EXPERIENCE MATTERS - 110+ Years Serving the CRE Community**

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)



**Kohr Royer Griffith Inc**  
Commercial Real Estate Services

# Market Information

## Demographic Snapshot

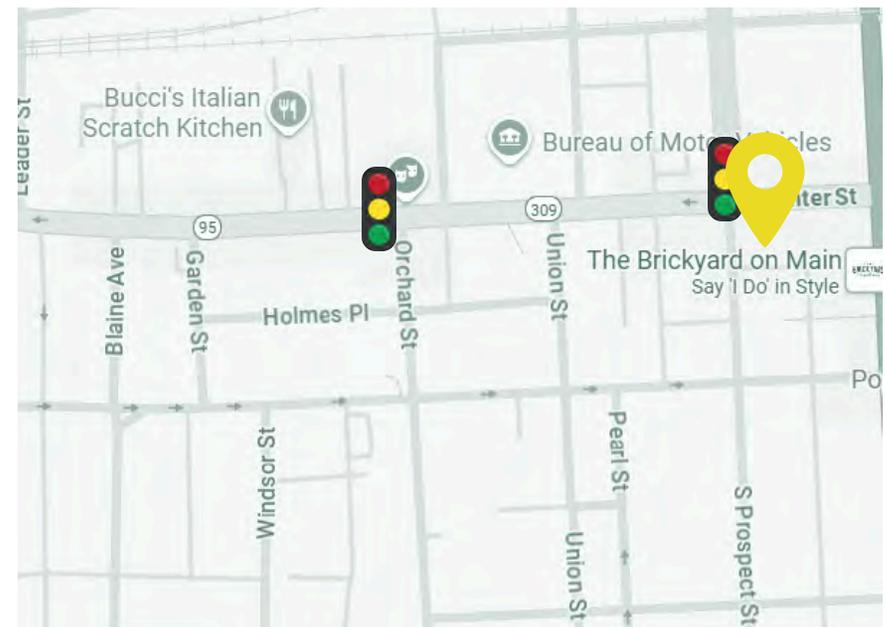
|            | 2 miles  | 5 miles  |
|------------|----------|----------|
| Population | 32,690   | 47,931   |
| Households | 13,612   | 19,043   |
| Avg HHI    | \$54,654 | \$61,767 |
| Employees  | 16,666   | 23,365   |

Located in the heart of Marion's downtown district, this property is surrounded by local shops, offices, entertainment venues, and community destinations. The area has seen consistent investment and revitalization, creating a vibrant atmosphere that attracts residents, visitors, and professionals alike

## Consumer Spending

2024 Average Spending

|                | 2 miles  | 5 miles  |
|----------------|----------|----------|
| Entertainment  | \$3,813  | \$4,089  |
| Food & Alcohol | \$6,892  | \$7,242  |
| Apparel        | \$1,317  | \$1,371  |
| Total spending | \$23,798 | \$25,686 |



**EXPERIENCE MATTERS - 110+ Years Serving the CRE Community**

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)



# About KRG



## EXPERIENCE MATTERS

### Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



#### **Brent Garland**

O: 614-255-4381

E: bgarland@krgre.com



#### **Denny Connor**

O: 614-255-9217

E: dconnor@krgre.com

# Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KRG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials of information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KRG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.