

DELEX ONE

MEDICAL OFFICE FOR LEASE

1069 DELAWARE AVENUE, MARION, OHIO 43302



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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

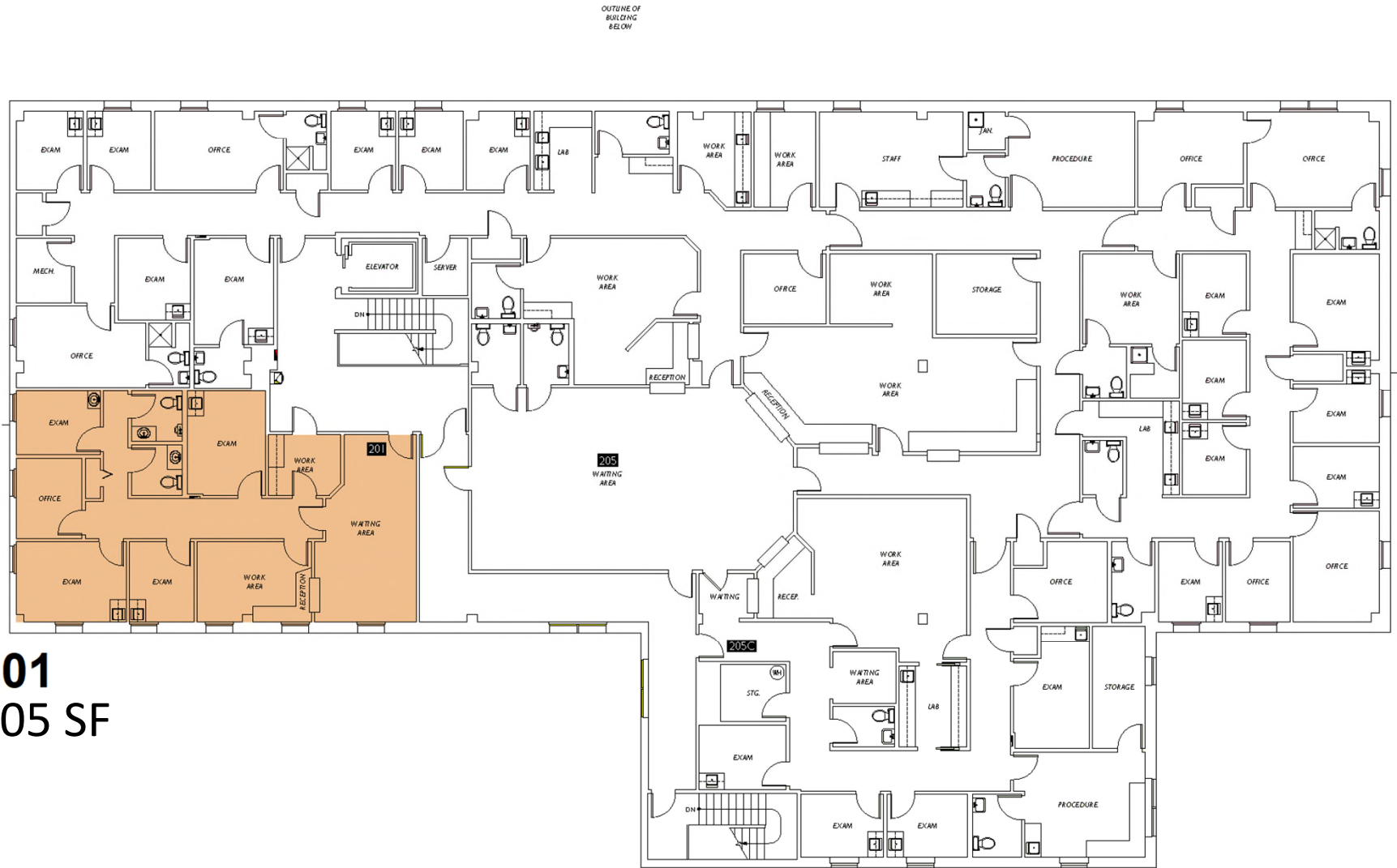
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AERIAL

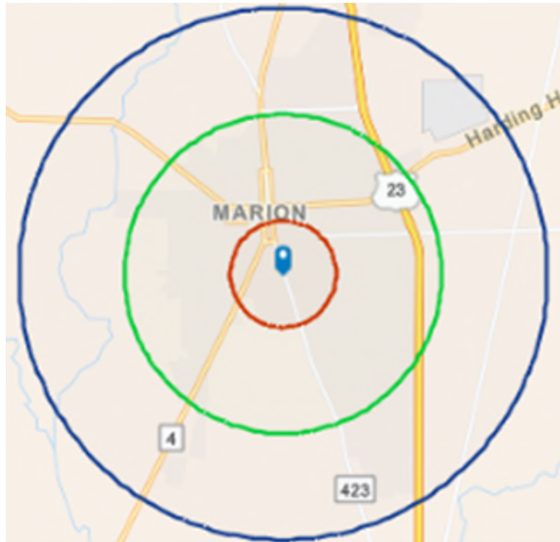


SPACE PLAN: 2nd FLOOR



201
1,505 SF

1-MILE RADIUS DEMOS



KEY FACTS

8,286
Population

2.2
Average
Household Size

44.5
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 %

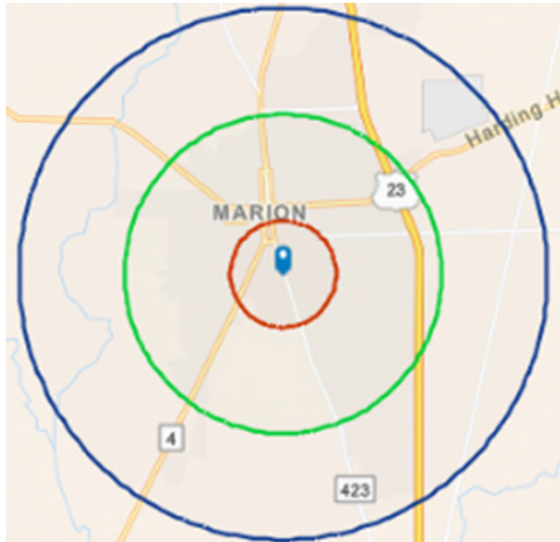
36.6
Blue
Collar %

14.2
Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

38,438
Population

2.3
Average
Household Size

40.6
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 %

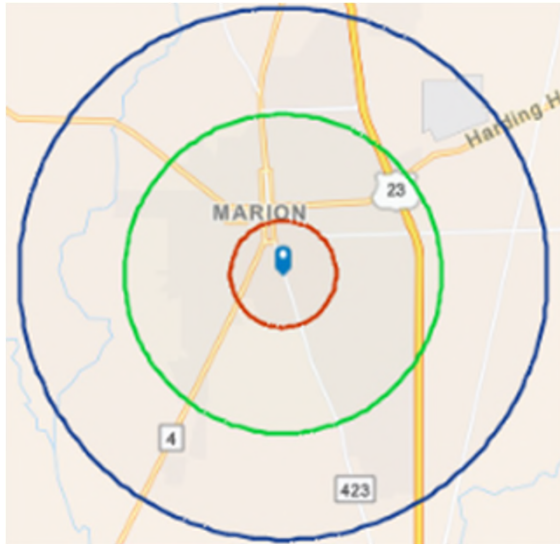
34.6
Blue
Collar %

20.1
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

48,112
Population

2.3
Average
Household Size

39.8
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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