

**FOR SALE**



## 0 University Drive, Marion, OH 43302

- Multiple parcels, could be split as needed
- \$500,000/Acre for outlots, \$250,000/Acre for back acreage
- Multiple Uses Allowable:
  - Quick Service retail
  - Entertainment and education facilities
  - Large Box retailer
  - Financial and Drive-Thru facilities
  - Hotel/Apartments
  - Assisted and senior living facilities
  - Professional and Medical Offices
- Located across the street from The Ohio State University at Marion and Marion Technical College



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE  
RANDY BEST, SIOR, CCIM  
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Status: Active  
List Number: 223007557

List Price: \$2,798,000  
Original List Price: 2,798,000  
VT:



Parcel #: 200110005606  
Addl Parcel Numbers:  
Previous Use:  
Tax District: 20

Traffic Count PerDay:  
Zoning: B-2

Acreage: 9.53  
Minimum Acreage: 0.8  
Minimum SF Avail:  
Tillable Acres:  
Lot Size (Front):

Lot Size (Side):  
Lot Characteristics:  
Max Contiguous SF Av:  
Road Frontage:  
Useable Acres:

Res Dwelling/Other Structure: No  
# of Dwellings:  
Year Built:  
Building Sq Ft:

Year Remodeled:  
# of Buildings:  
Built Prior to 1978: No  
Possession:

### General Information

Address: 0 University Drive  
Between Street: Mt Vernon Avenue & Harding Hwy E  
Subdiv/Cmplx/Comm:  
Dist To Intersxn:

Unit/Suite #:  
City: Marion  
County: Marion  
Multiple Parcels: No

Zip Code: 43302  
Corp Limit: None  
Township: Marion  
School District: RIVER VALLEY LSD 5105 MAR CO.

### Financials

Gross Income: 0  
Tax Abatement: No  
Taxes (Yrly): 18,799.32  
For Sale: Yes  
For Lease: No  
For Exchange: No

Tax Incentive:  
Abatement End Date:  
Tax Year: 2022  
Price Per Acre:  
Addl Acceptance Cond: None Known

Net Operating Income: 0  
Total Expenses: 0  
Assessment:  
Mortgage Balance:

### Features

Sewer:  
Services Available:  
Construction:  
Miscellaneous:  
MLS Primary PhotoSrc: Realtor Provided

### Property Description

-Multiple parcels, could be split as needed -\$500,000/Acre for outlots, \$250,000/Acre for back acreage -Multiple Uses allowed, zoned B-2 (Community Business District) -Located across the street from The Ohio State University at Marion and Marion Technical College

### Sold Info

Sold Date: DOM: 1

SP:  
Sold Non-MLS: No  
SlrAst:

Selling Brokerage Lic #:

SlrCns:  
Concession Comments:

Sold Non-MLS: No  
March 22, 2023

Prepared by: Randy J Best

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## Aerial—North View



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**Aerial—Southwest View**



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## **Aerial—Northwest View**



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## **Property Overview**

Potential marquee signage  
along State Route 95

Potential marquee signage  
along State Route 95



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## Parcel View



- ◆ Three Parcels Total - 9.523 Acres of development land
- ◆ Parcel Number: 200110005606
- ◆ Zoning: **B-2** Community Business District (Check below for more info)

\*Click here for Marion Township Commercial District Permitted Uses for B-2 (see pages 38-41)

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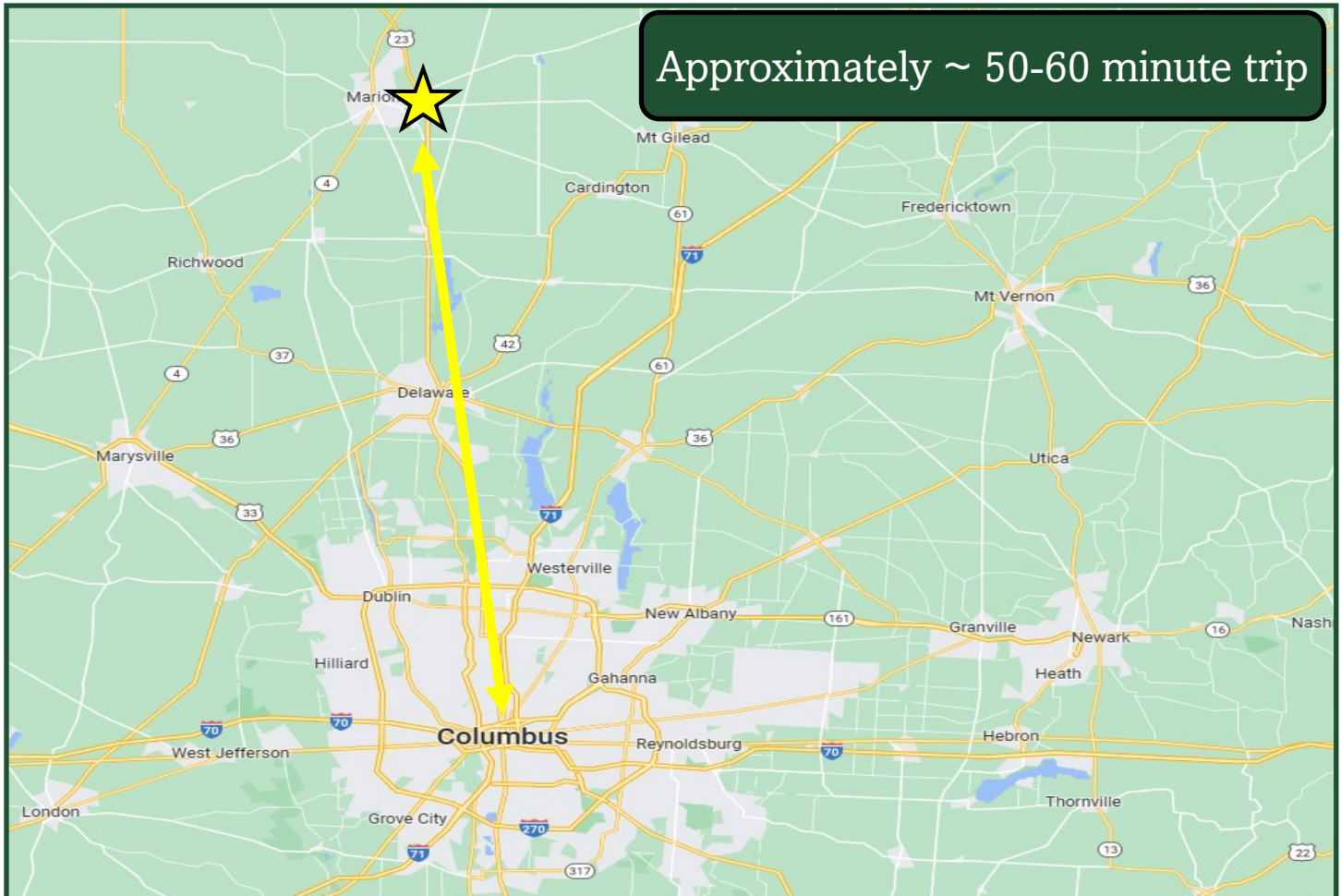


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## Map Page



### Directions (Marion, OH to Columbus, OH)

- ◆ Turn onto Marion– Mt Gilead Rd (OH-95)
- ◆ Turn right to take ramp onto US-23 South, go for 30 miles
- ◆ Turn left onto E Powell Road (OH-750), go for 2 miles
- ◆ Take ramp onto I-71 South, go for 11 miles
- ◆ Take exit 109A toward Dayton onto I-670 West and arrive in Columbus area

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# 0 University Drive, Marion County

## Amenities Page

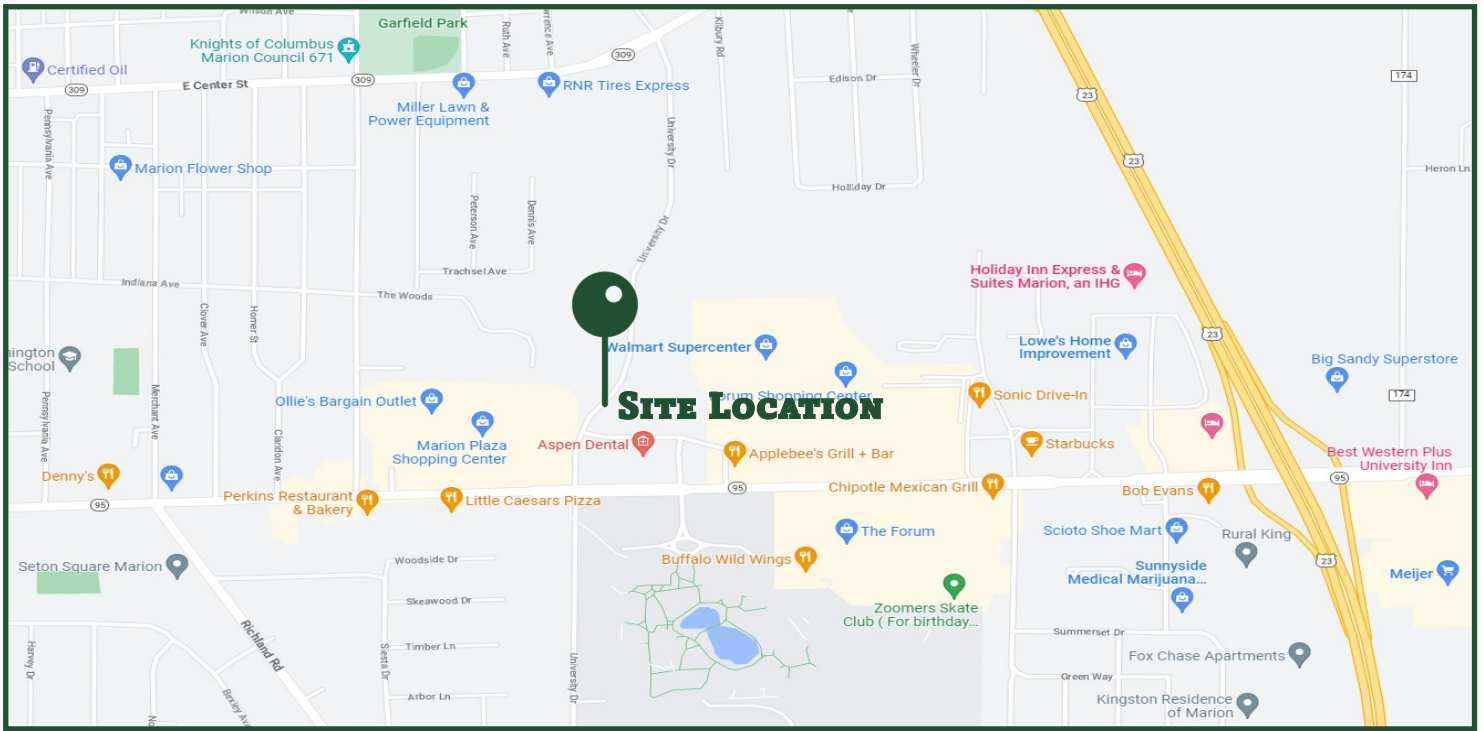


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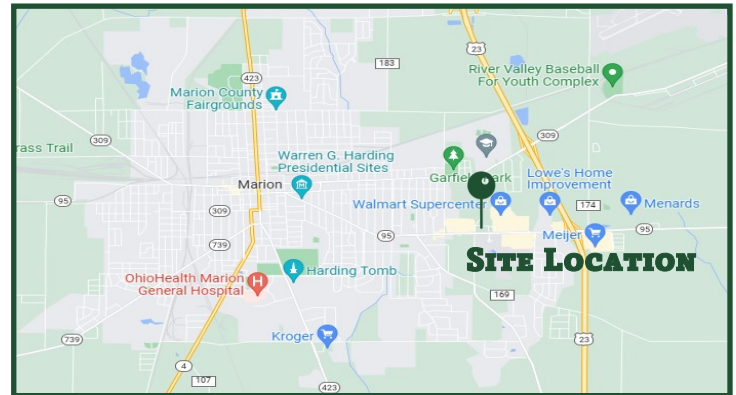
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## TRAFFIC COUNT

Street	Avg Daily Volume
MARION-MT GILEAD RD- EDGEFIELD BLVD	20,988
US 23- MARION MT GILEAD RD	28,333
UNIVERSITY DR- TRACHSEL AVE	6,106



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	6,610	38,859	49,847
Households (2022) 	2,944	14,215	18,253
Avg Household Income (2022) 	\$57,499	\$45,238	\$47,368

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