

FOR LEASE



\$1,400,000

1239 Mt Vernon Ave, Marion, OH 43302

- 3 - commercial parcels on high traffic retail Rt.95 in Marion OH.
- Join: Lowes Hardware, Walmart, Kohls, TJ Max, and multiple other restaurants, banks, and shops.
- Located near the entrance of "The Ohio State University" branch and Marion technical collage.
- Currently multiple automotive use building buildings on site can be razed for redevelopment.
- 1239 & 1253 Mt Vernon Avenue.



BEST CORPORATE REAL ESTATE
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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.

Customer Full

Commercial-Automotive



List Number: 223030983 **Status:** Active **List Price:** \$1,400,000
Listing Service: **Original List Price:** \$1,400,000 **List Price Sqft:** \$200
VT:

Parcel #: 120600400 **Previous Use:**
Use Code: **Tax District:** 160 **Zoning:** Commercial

For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**

Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Addl Acc Cond:** None Known
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 10,087 **Tax Year:** 2022 **Possession:**
Assessment:

General Information

Address: 1239 Mount Vernon Avenue **Unit/Suite #:** **Zip Code:** 43302 **Tax District:** 160
Between Street: Us Route 23 & Richland Road **City:** Marion **Corp Limit:** Marion
Complex: **County:** Marion **Township:** None
Dist To Interchange: **Mult Parcels/Sch Dis:** Yes **Near Interchange:**

Building Information

Total SqFt Available: 7,000 **Minimum Sqft Avail:** 7,000 **Max Cont Sqft Avail:** 7,000
Bldg Sq Ft: 7,000 **Acreage:** 2.1 **Lot Size:**
Floors Above Ground: 1 **# Units:** **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 2 **Total Parking:**
Year Built: 1999 **Year Remodeled:** **Bay Size:**
Traffic CountPerDay: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features

Heat Fuel: **Sewer:**
Heat Type: **Electric:**
Electric: **Misc Int & Ext Info:**

Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

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Sold Info

Sold Date: **DOM:** 1 **SP:**
SrCns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

September 21, 2023

Prepared by: Randy J Best

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Aerial View



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Amenities Page



Subject Property

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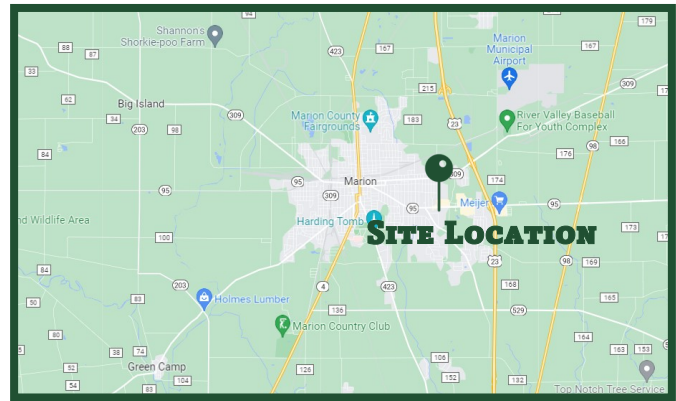


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
MOUNT VERNON AVE - CLARIDON AVE	21,459
MOUNT VERNON AVE - PENNSYLVANIA AVE	28,333
RICHLAND RD - WILSHIRE DR	4,148



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	4,168	27,544	45,872
Households (2020) 	4,955	14,415	20,003
Avg Household Income (2020) 	\$54,396	\$45,550	\$45,927

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