

For Lease

131-175 Edgefield Blvd.
Marion, OH 43302

COLUMBUS
RETAIL TEAM

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Property Summary



Property Highlights

- Multi-tenant building at traffic light on Marion-Mt Gilead Road, anchored by top performing Chipotle and Walk-In Urgent Care (20+ locations in Ohio)
- Located in the main retail corridor right off US-23, the property is located adjacent to multiple National anchors including Wal-Mart Supercenter, Kroger, Lowe's, Rural King, Hobby Lobby, TJ Maxx, Kohl's and many more
- Newer construction with pylon signage and ample parking

Offering Summary

Lease Rate	Negotiable
Available SF	1,458 - 1,720 SF
Building Size	13,527 SF
County	Marion

Spaces	Lease Rate	Space Size
169 Edgefield Blvd.	Negotiable	1,458 SF
Outlot - 211 Edgefield Blvd.	Negotiable	1,720 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,223	10,665	20,358
Total Population	2,527	24,822	55,823
Average HH Income	\$55,174	\$49,457	\$46,149

Traffic Counts

Marion-Mt Gilead	23,410 VPD
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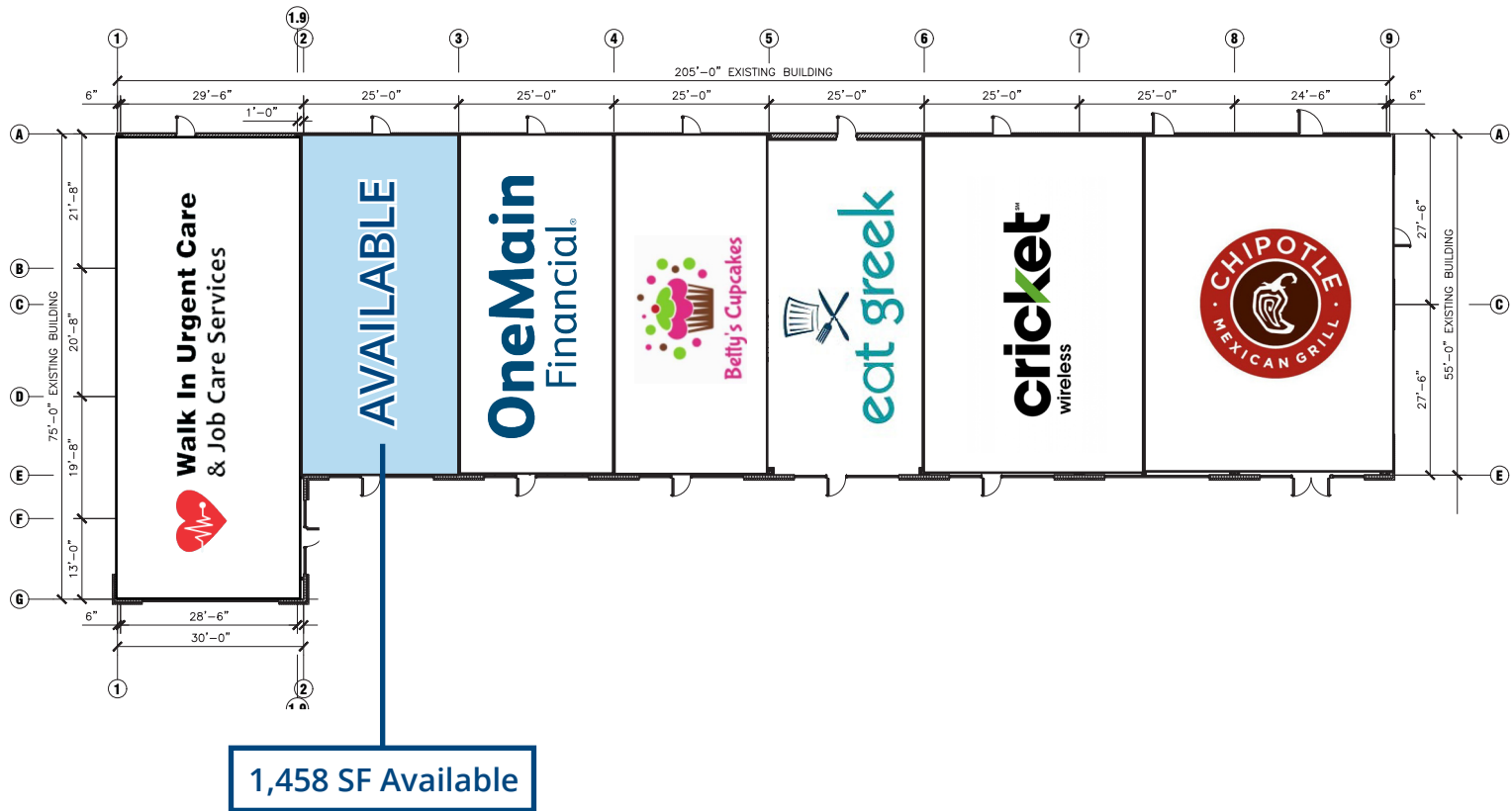
Additional Photos

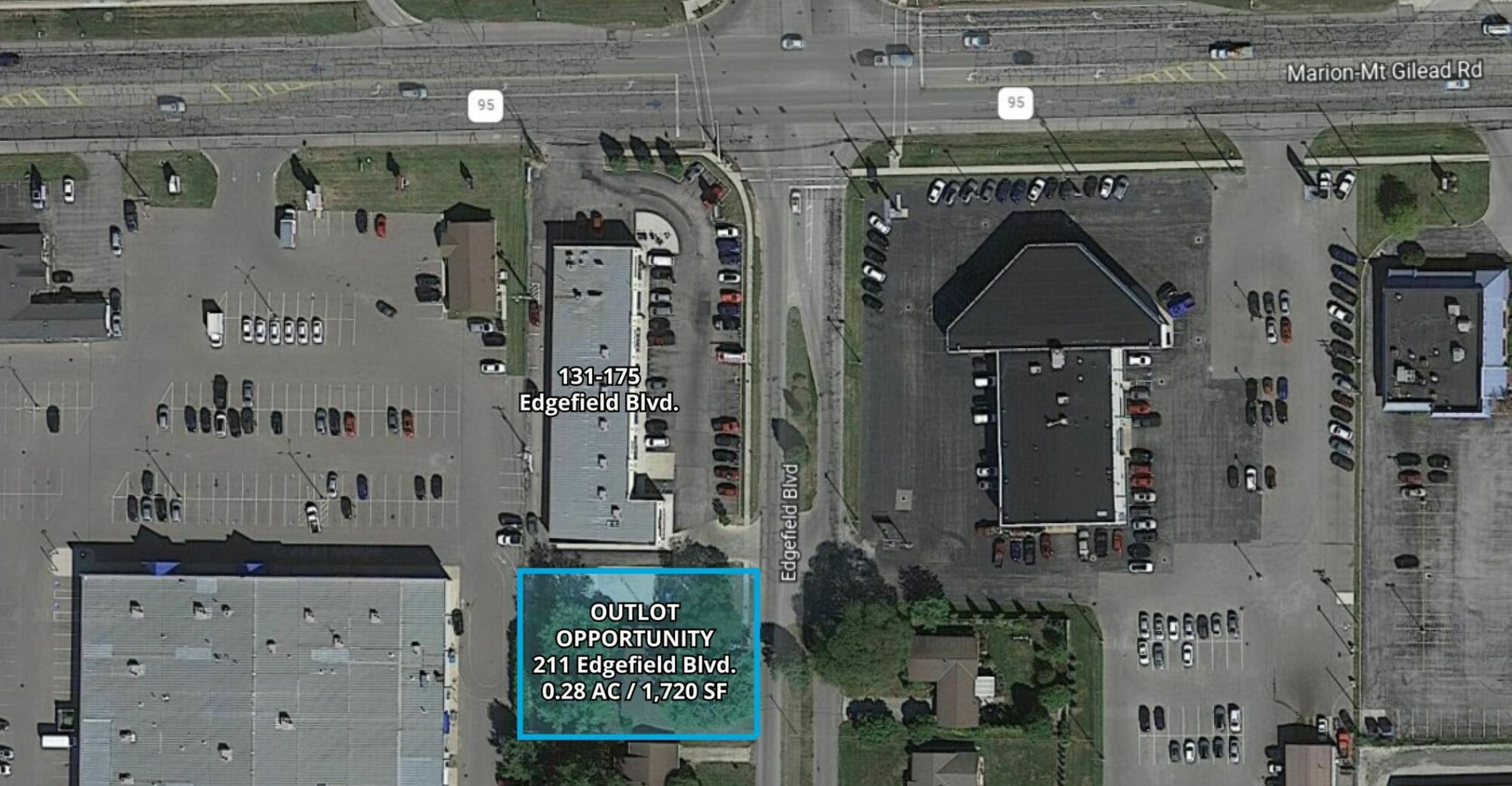


Retailer Map



Google





Marion-Mt Gilead Rd

95

95

131-175
Edgefield Blvd.

Edgefield Blvd

**OUTLOT
OPPORTUNITY**
211 Edgefield Blvd.
0.28 AC / 1,720 SF

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