

For Lease

131-175 Edgefield Blvd.
Marion, OH 43302

COLUMBUS
RETAIL TEAM

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Property Summary



Property Highlights

- Last available spaces: one 1,458 SF inline unit and a pad site with a 1,720 SF house zoned for commercial use
- Positioned at a signalized high-traffic corner in the main US-23 retail corridor
- Anchored by top performing Chipotle and Walk-In Urgent Care, surrounded by Walmart, Kroger, Lowe's, Rural King, Hobby Lobby, TJ Maxx, Kohl's, and more
- Newer construction with Pylon signage, ample parking, and dense trade area

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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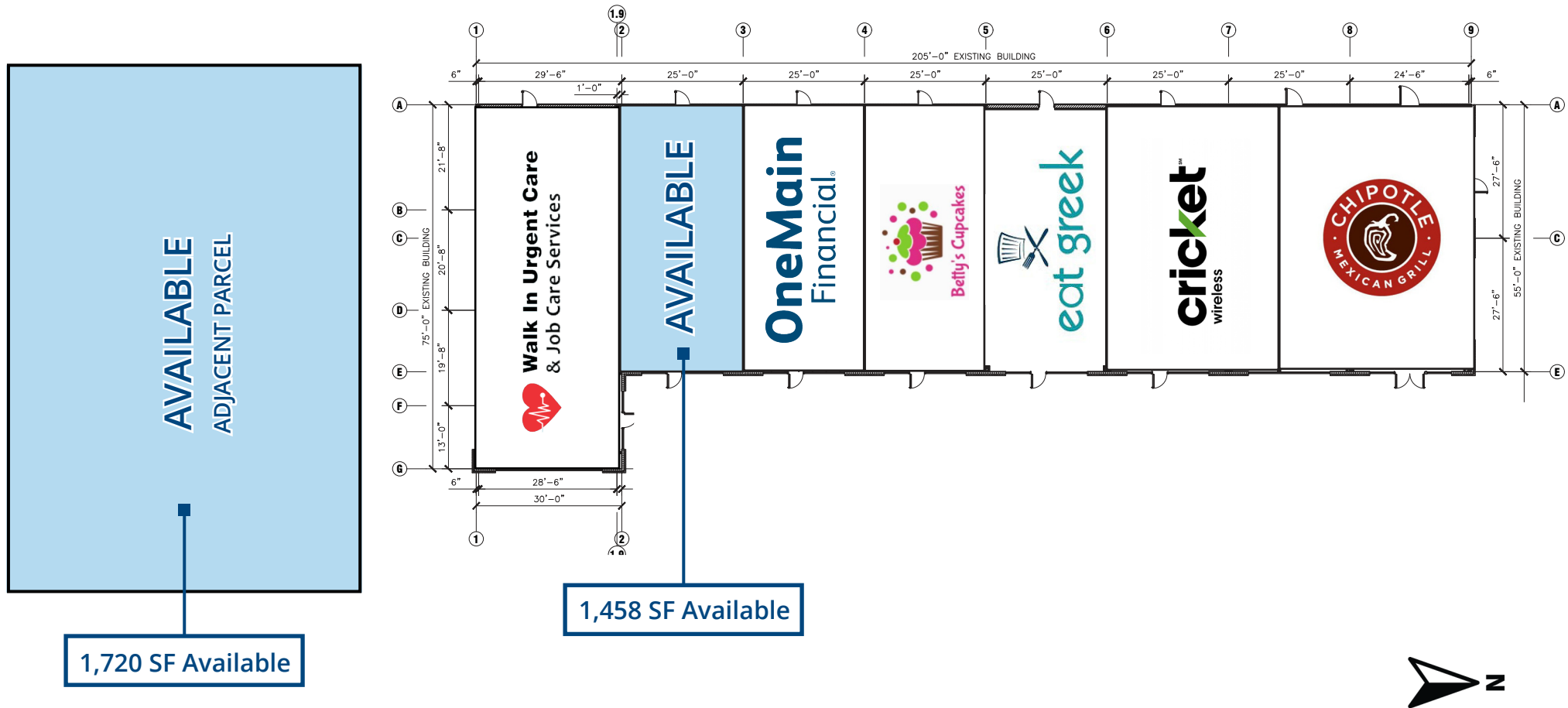
Additional Photos

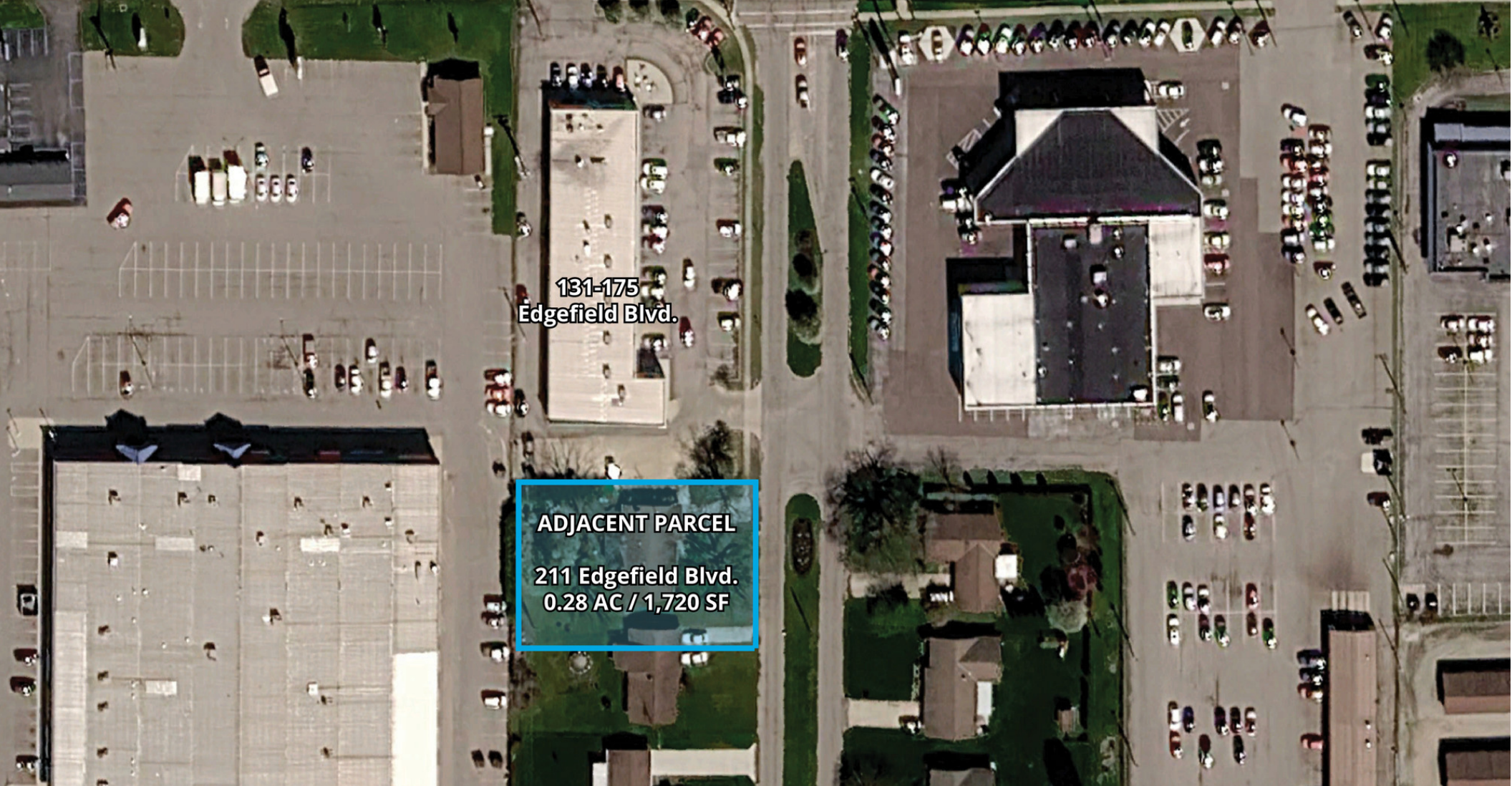


Retailer Map



Site Plan





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