



Zoning:	Commercial
Topography:	Level
Setting:	Unknown
Within City Limits:	Yes
Sale Price:	\$900,684
Lease Rate Note:	For Sale Only
Last Updated:	Oct 19, 2023

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Prime outlet in Lincolnview Square in Marion at the corner of 35th Street and 7th Avenue next to CVS. This new office and retail development features over 90,000 SF of new mixed use office and retail construction in this Marion upscale development. Sits across from Marion Hy-Vee. Co-Tenants: CVS Pharmacy, Linn Area Credit Union, Kum & GO, Subway, La Cantina & Sophias Nail Salon.

Population

	195,390 10 Mile Radius	272,628 20 Mile Radius	448,741 30 Mile Radius
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Source: ESRI®, 2024

Households

	82,174 10 Mile Radius	111,586 20 Mile Radius	183,824 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 151 (0.10 mi.)  
Nearest Interstate: I380 (5.30 mi.)  
Nearest Airport: Marion Airport (2.30 mi.)  
Nearest Commercial Airport: CID (19.90 mi.)  
Rail Served: No  
Rail Served By: Other  
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy  
Natural Gas: MidAmerican Energy  
Water: City of Marion  
Sewer: City of Marion

Property Images



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