

# 510 N. STATE ST.

510 N. STATE ST., OSCODA, MI 48750

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The area surrounding 510 N. State St. in Oscoda offers a compelling mix of local attractions and conveniences. The property benefits from its close proximity to the downtown area, known for its charming array of local shops, dining options, and cultural venues, creating a vibrant atmosphere with a steady flow of foot traffic. Additionally, nearby landmarks such as the Lumberman's Monument Visitor Center and Canoer's Memorial provide engaging opportunities for visitors and locals. With its picturesque location and accessible amenities, the area surrounding the property provides an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Oscoda market.

### PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	7,048 SF
Building Size:	7,048 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,111	3,612	5,147
Total Population	1,629	4,713	6,409
Average HH Income	\$31,573	\$29,688	\$29,321

Presented By:

Legacy Commercial Property

847.904.9200

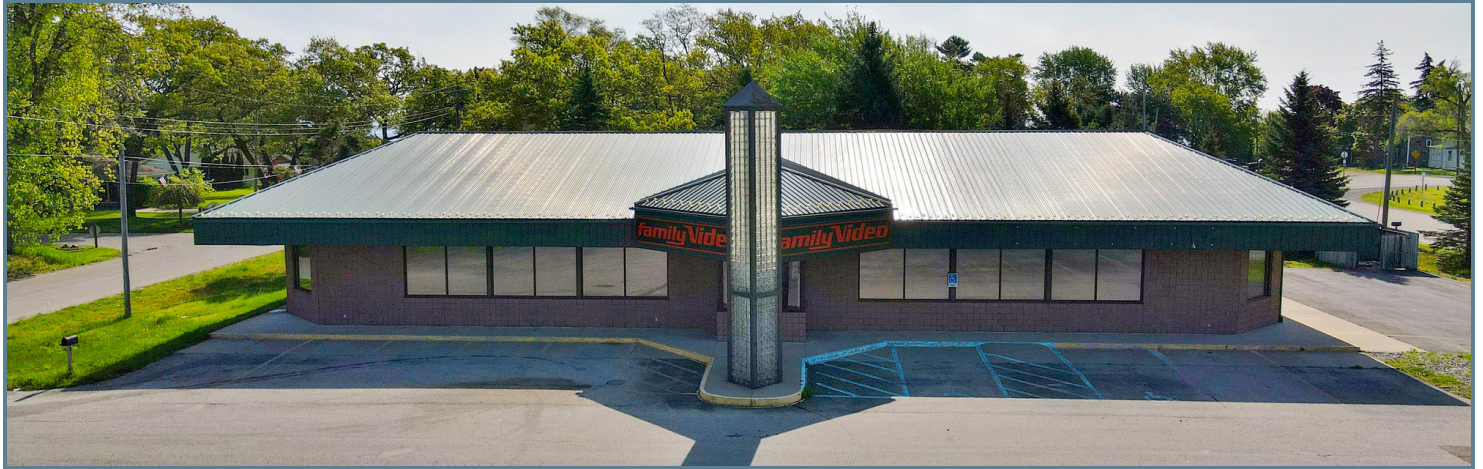
info@legacypro.com



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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,048 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
510 N State St	Available	7,048 SF	NNN	Contact Broker for Pricing	-

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## RETAILER MAP



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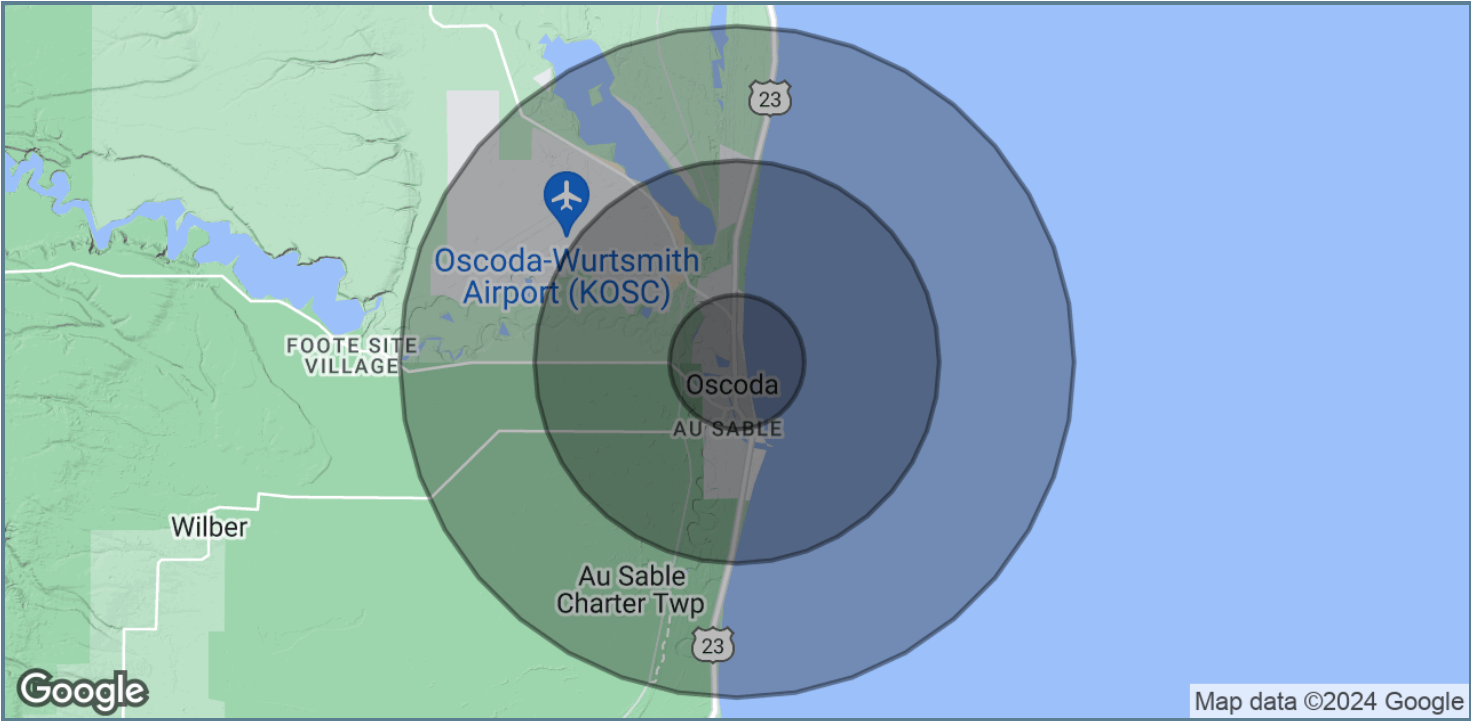
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,629	4,713	6,409
Average Age	52.6	51.1	51.4
Average Age (Male)	48.9	47.7	49.0
Average Age (Female)	54.5	53.5	52.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,111	3,612	5,147
# of Persons per HH	1.5	1.3	1.2
Average HH Income	\$31,573	\$29,688	\$29,321
Average House Value	\$100,633	\$90,822	\$96,003

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

