

# 210 N. MAIN ST.

210 N. MAIN ST., CHATHAM, IL 62629

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in the heart of Chatham, 210 N. Main St. offers a prime retail opportunity surrounded by vibrant community amenities. The area is bustling with local shops, restaurants, and businesses, creating a steady flow of foot traffic. Residents and visitors alike enjoy the proximity to South Park, known for its scenic walking trails and community events, while nearby Veterans Memorial Park adds to the area's appeal. With easy access to major roadways, the location provides excellent visibility and accessibility for retail or strip center tenants seeking to tap into the area's lively atmosphere and strong consumer base.

### PROPERTY HIGHLIGHTS

- Versatile layout conducive to various retail or commercial uses
- Ample on-site parking for customers and employees
- High-traffic location providing excellent brand exposure
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	5,843 SF
Building Size:	7,043 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,088	5,592	9,595
Total Population	5,280	14,578	22,778
Average HH Income	\$91,849	\$109,807	\$100,991

Presented By:

Legacy Commercial Property

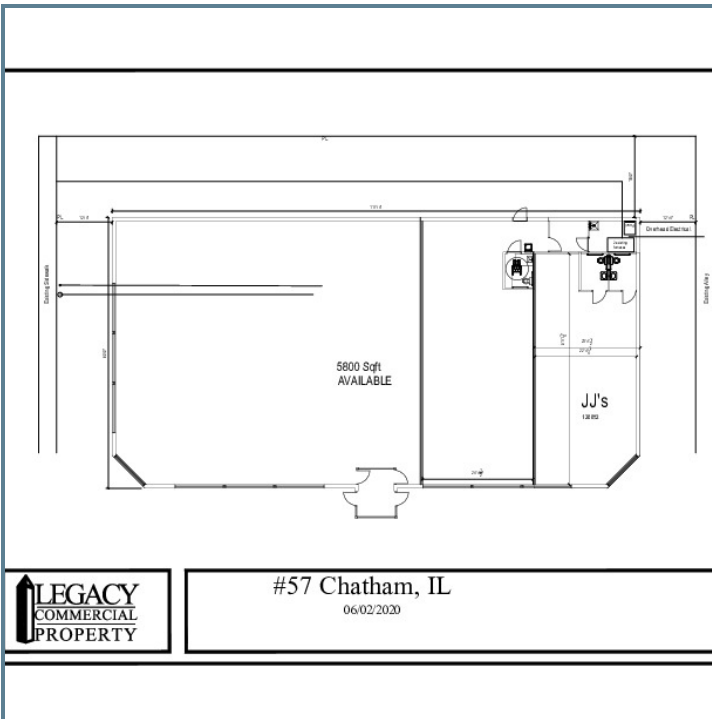
847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



**LEGACY**  
COMMERCIAL  
PROPERTY

#57 Chatham, IL

06/02/2020

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**LEGACY**  
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209 Powell Place  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,843 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
210 N Main	Available	5,843 SF	NNN	Contact Broker for Pricing	-
210 N MAIN ST - 1	Jimmy John's #2288	1,200 SF		-	-

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RETAILER MAP



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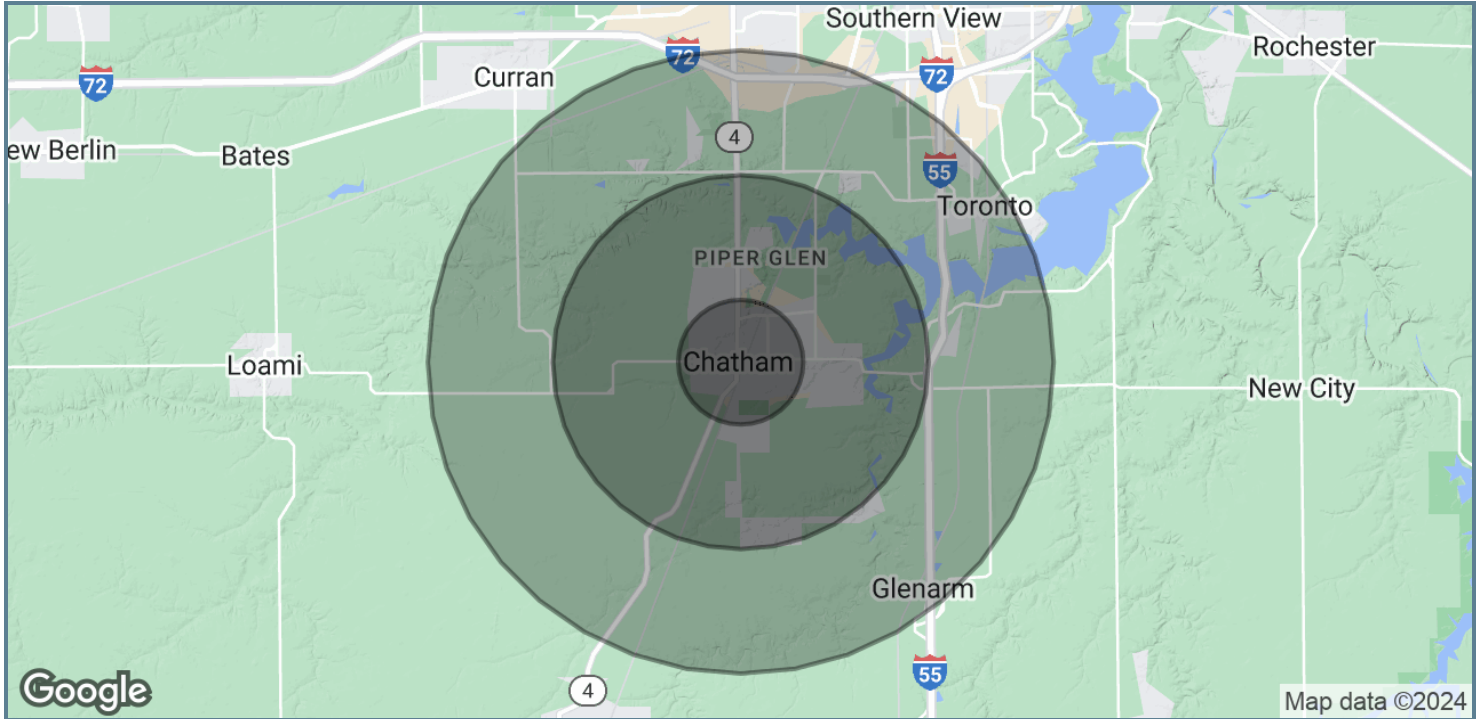
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,280	14,578	22,778
Average Age	36.1	36.7	38.8
Average Age (Male)	36.2	38.2	38.1
Average Age (Female)	35.3	35.1	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,088	5,592	9,595
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$91,849	\$109,807	\$100,991
Average House Value	\$166,982	\$207,154	\$203,024

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



# 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.

