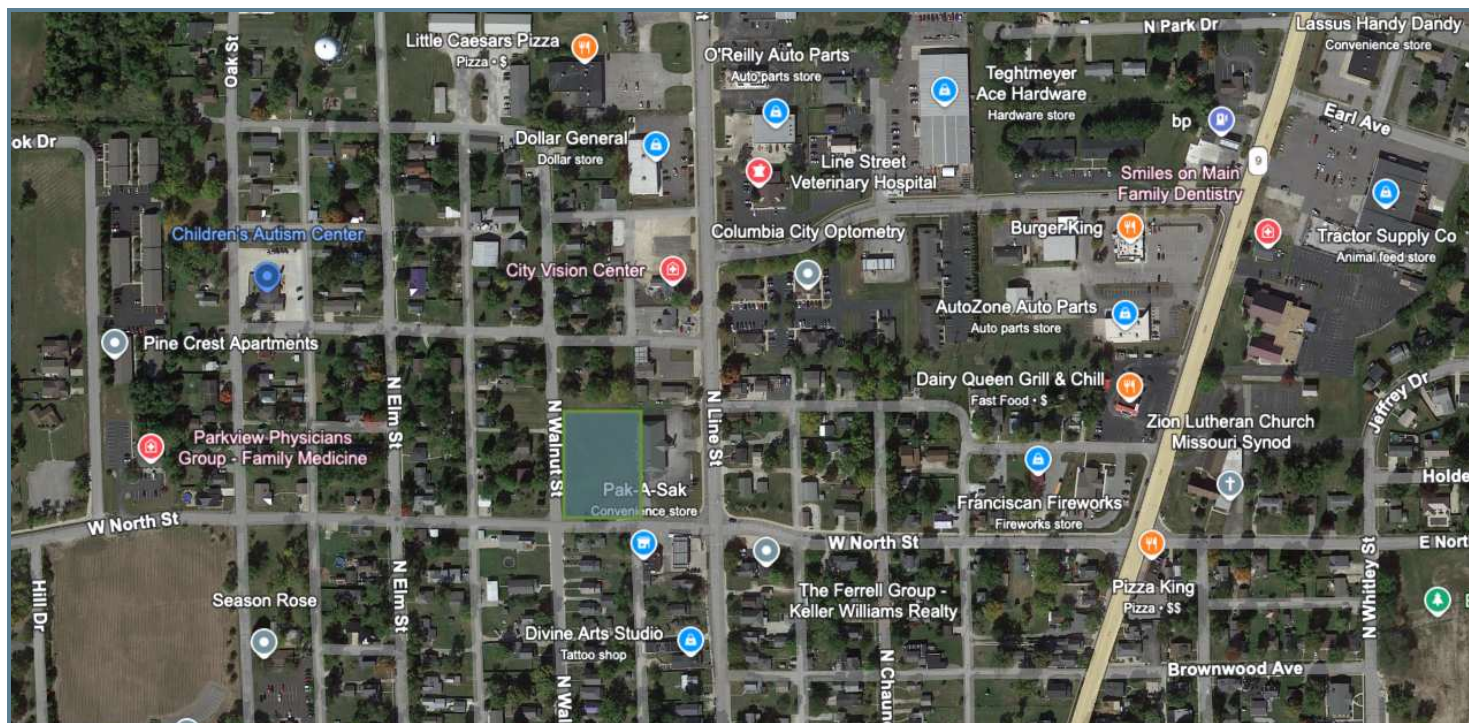


400 W NORTH ST

400 W NORTH ST, COLUMBIA CITY, IN 46725

PROPERTY SUMMARY



LOCATION DESCRIPTION

Explore the vibrant community surrounding the property in Columbia City, IN. This charming town offers a mix of modern amenities and historic charm, creating a welcoming environment for businesses. Enjoy easy access to nearby dining options such as Chapman's Brewing Company and 6 Autumns Food and Spirits, perfect for business lunches and after-work gatherings. Take advantage of the convenient proximity to local attractions like the popular Eagle Glen Golf Course and the picturesque Morsches Park for leisure activities. With its blend of small-town charm and modern conveniences, Columbia City provides an ideal backdrop for your office space, offering a balance of work and leisure for your team.

PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1.1 Acres
Lot Size:	1.1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,819	5,227	6,471
Total Population	6,748	12,438	15,682
Average HH Income	\$79,956	\$88,423	\$90,573

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

400 W NORTH ST

400 W NORTH ST, COLUMBIA CITY, IN 46725

ADDITIONAL PHOTOS



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400 W NORTH ST

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RETAILER MAP



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LEGACY

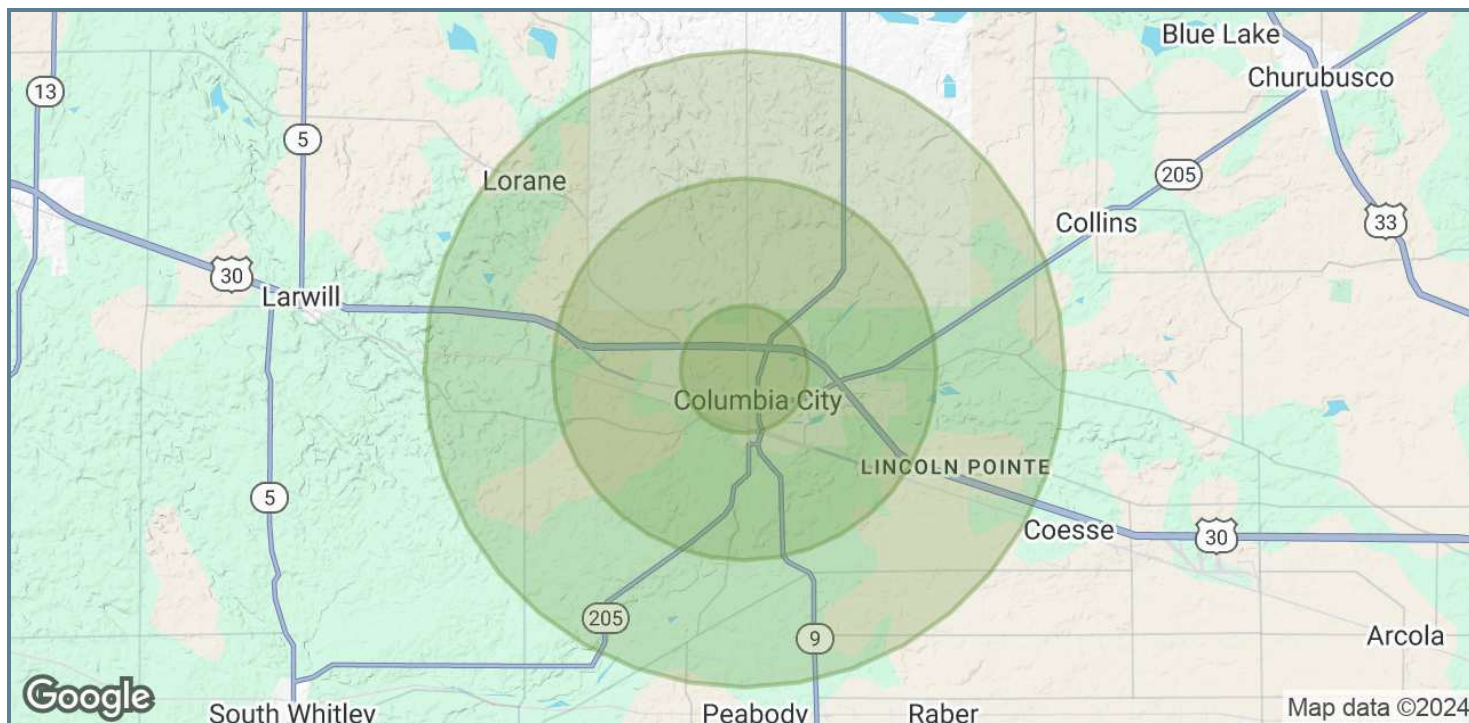
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400 W NORTH ST

400 W NORTH ST, COLUMBIA CITY, IN 46725

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,748	12,438	15,682
Average Age	39	40	41
Average Age (Male)	37	39	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,819	5,227	6,471
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,956	\$88,423	\$90,573
Average House Value	\$198,058	\$222,372	\$232,297

Demographics data derived from AlphaMap

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LEGACY
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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.

