

1303 16TH STREET

BEDFORD, IN 47421

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding the property in Bedford offers a blend of local attractions, amenities, and a supportive community, making it an ideal location for a prospective retail or strip center tenant. The property benefits from its close proximity to the downtown area, known for its unique assortment of local shops and dining establishments, creating a vibrant and inviting atmosphere. Additionally, nearby landmarks such as the Lawrence County Museum of History and Milwaukee Depot provide historical and cultural appeal, attracting both locals and visitors. With its welcoming community vibe and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Bedford 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

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,567 SF
Building Size:	8,538 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,973	7,508	9,269
Total Population	4,456	16,977	21,456
Average HH Income	\$42,340	\$44,386	\$46,767

Presented By:

Legacy Commercial Property

847-904-9200

Info@LegacyPro.com



LEGACY
COMMERCIAL PROPERTY

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

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,567 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1301 W 16th St	Available	1,567 SF	NNN	Contact Broker for Pricing	-
1311 16th St	Dollar General	6,971 SF	NNN	-	-

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RETAILER MAP



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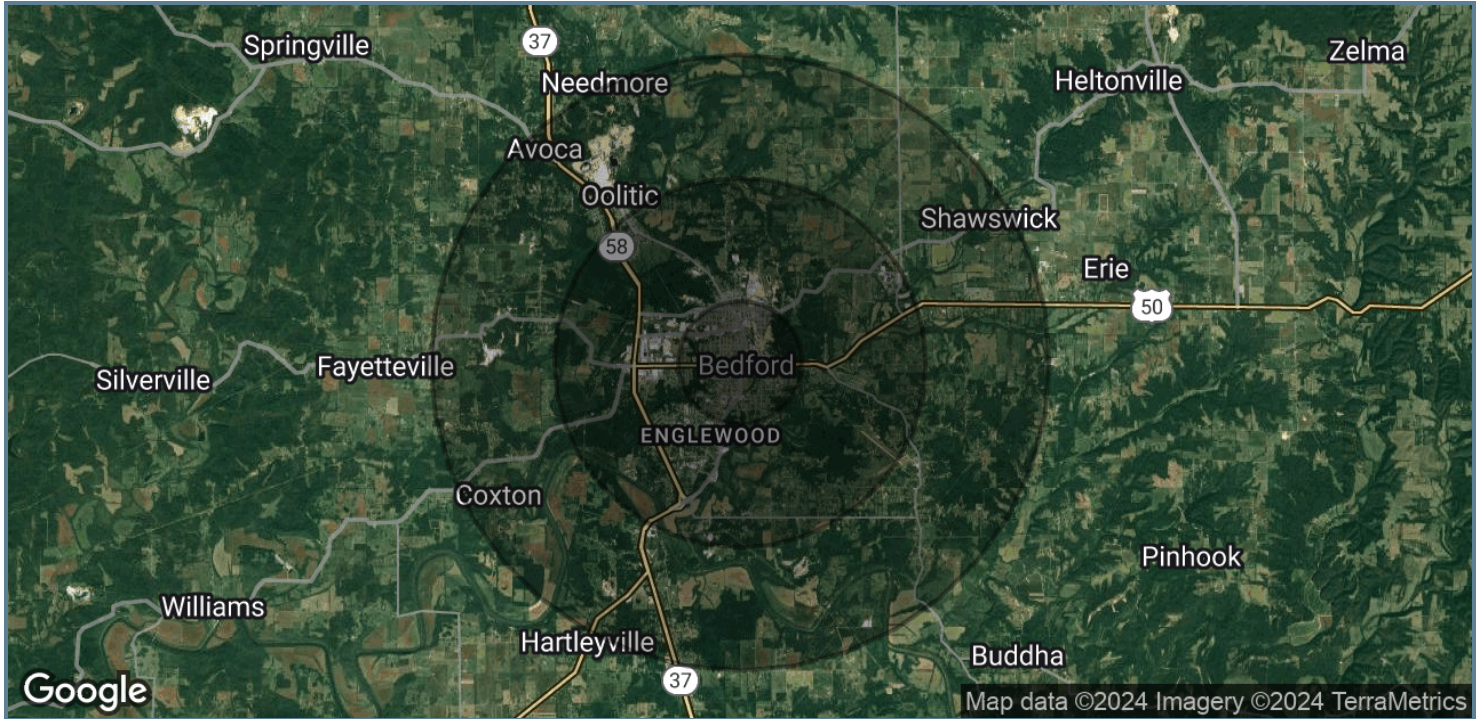
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,456	16,977	21,456
Average Age	40.4	41.3	40.9
Average Age (Male)	35.2	36.6	37.0
Average Age (Female)	45.3	45.5	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,973	7,508	9,269
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$42,340	\$44,386	\$46,767
Average House Value	\$95,188	\$110,667	\$115,732

2020 American Community Survey (ACS)

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