

509 N. MAIN ST.

509 N. MAIN ST., MONMOUTH, IL 61462

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the inviting community of Monmouth, IL, conveniently located near the prime location of 509 N. Main St. This bustling area offers an array of nearby points of interest, making it an ideal location for Retail/Strip Center tenants. Explore the charming downtown district, featuring a mix of unique shops, local restaurants, and cultural attractions that create a vibrant and welcoming atmosphere. Take advantage of the area's close proximity to Monmouth College, a bustling hub of academic activity that draws in students and local residents. With the strategic placement of the property amid a mix of residential neighborhoods and commercial areas, the area ensures a steady flow of potential customers. Embrace the dynamic community spirit and position your retail business for success in the thriving area of Monmouth.

PROPERTY HIGHLIGHTS

- Excellent street frontage for maximum visibility
- Dedicated customer parking for convenience
- Adaptable retail space for various business types

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	6,008 SF
Building Size:	6,008 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,945	4,230	4,555
Total Population	4,763	9,784	10,408
Average HH Income	\$58,979	\$57,885	\$58,545

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
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:	6,008 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
509 N Main St	Available	6,008 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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LEGACY

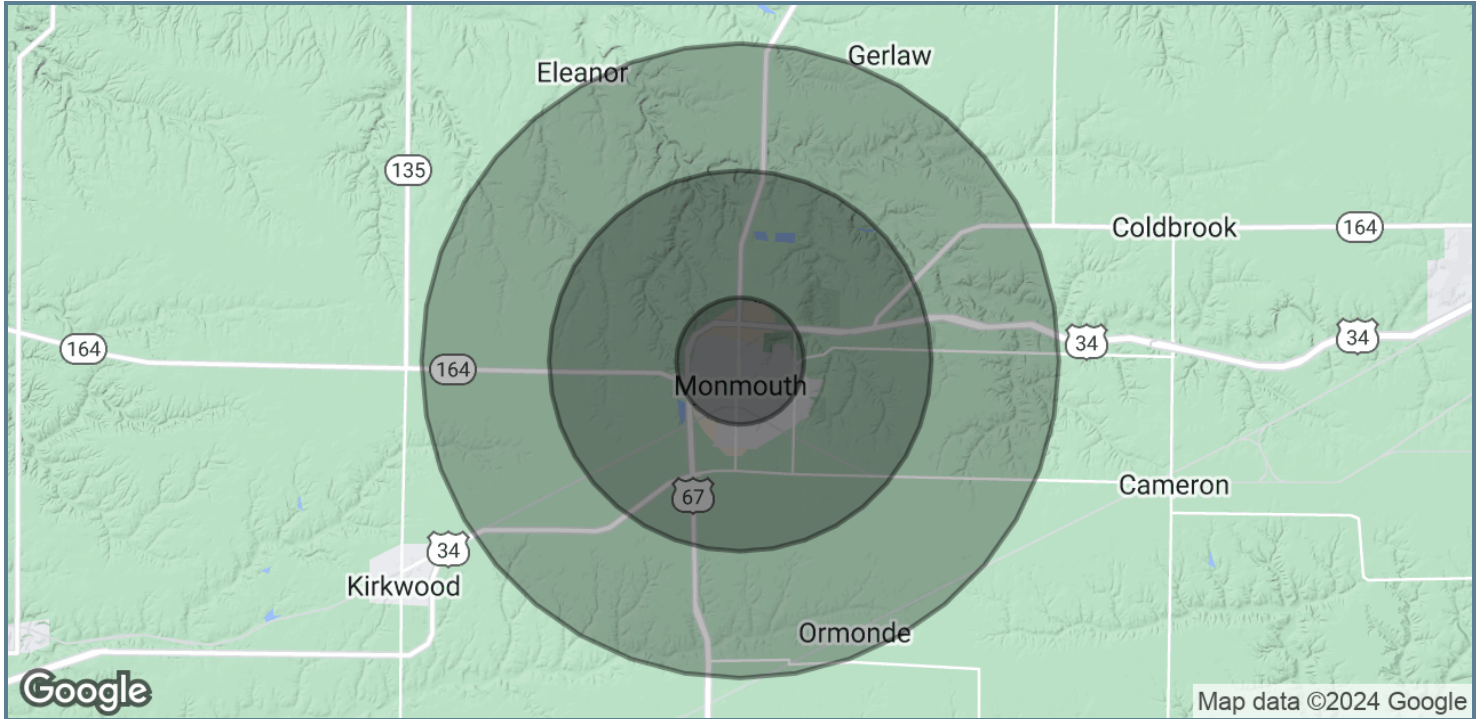
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,763	9,784	10,408
Average Age	39.5	40.4	40.6
Average Age (Male)	38.4	38.9	39.2
Average Age (Female)	39.8	42.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,945	4,230	4,555
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$58,979	\$57,885	\$58,545
Average House Value	\$82,941	\$84,244	\$88,603

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.

