

# 912 E MAIN ST

OLNEY, IL 62450

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the vibrant community of Olney, IL, surrounding the prime location of this free-standing retail building. Situated on bustling Main Street, just moments away from the property, you can delight in the charm of local shops, restaurants, and cultural attractions. The area is known for its strong sense of community, drawing in a steady flow of foot traffic and offering a built-in customer base for your retail business. With nearby amenities including schools, parks, and residential neighborhoods, the location offers the perfect blend of commercial opportunity and small-town warmth. Embrace the potential of 912 E Main St as the ideal setting to showcase your retail business and become an integral part of the dynamic local scene.

### PROPERTY HIGHLIGHTS

- Prime location on bustling Main Street
- Versatile layout with customizable floor space
- Prominent storefront for maximum visibility
- Convenient parking and easy access for customers

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	6,000 SF
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,292	4,902	5,390
Total Population	5,575	11,796	12,982
Average HH Income	\$52,495	\$50,992	\$51,635

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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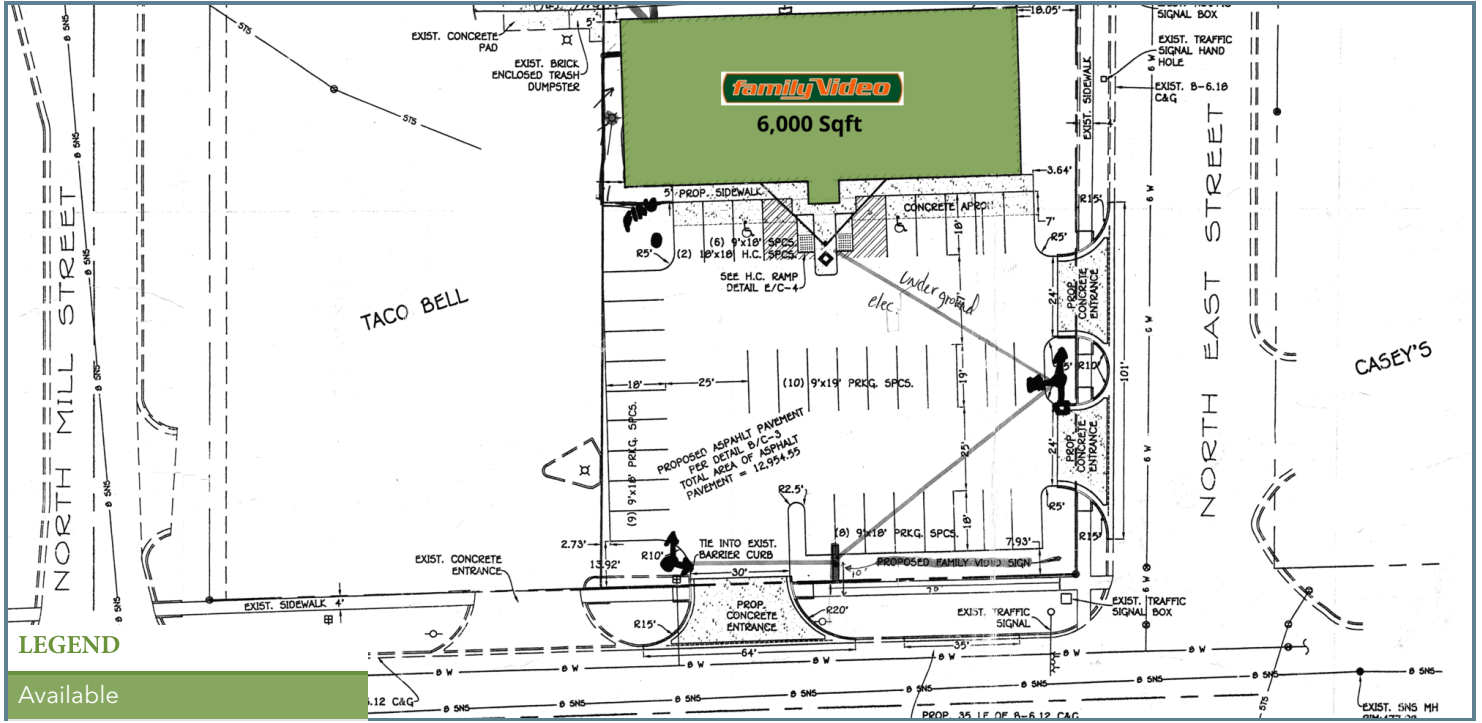
**LEGACY**  
COMMERCIAL PROPERTY

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

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PLANS



**LEGEND**

Available

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	Contact Broker for Pricing

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
912 E Main St	Available	6,000 SF	NNN	Contact Broker for Pricing	-

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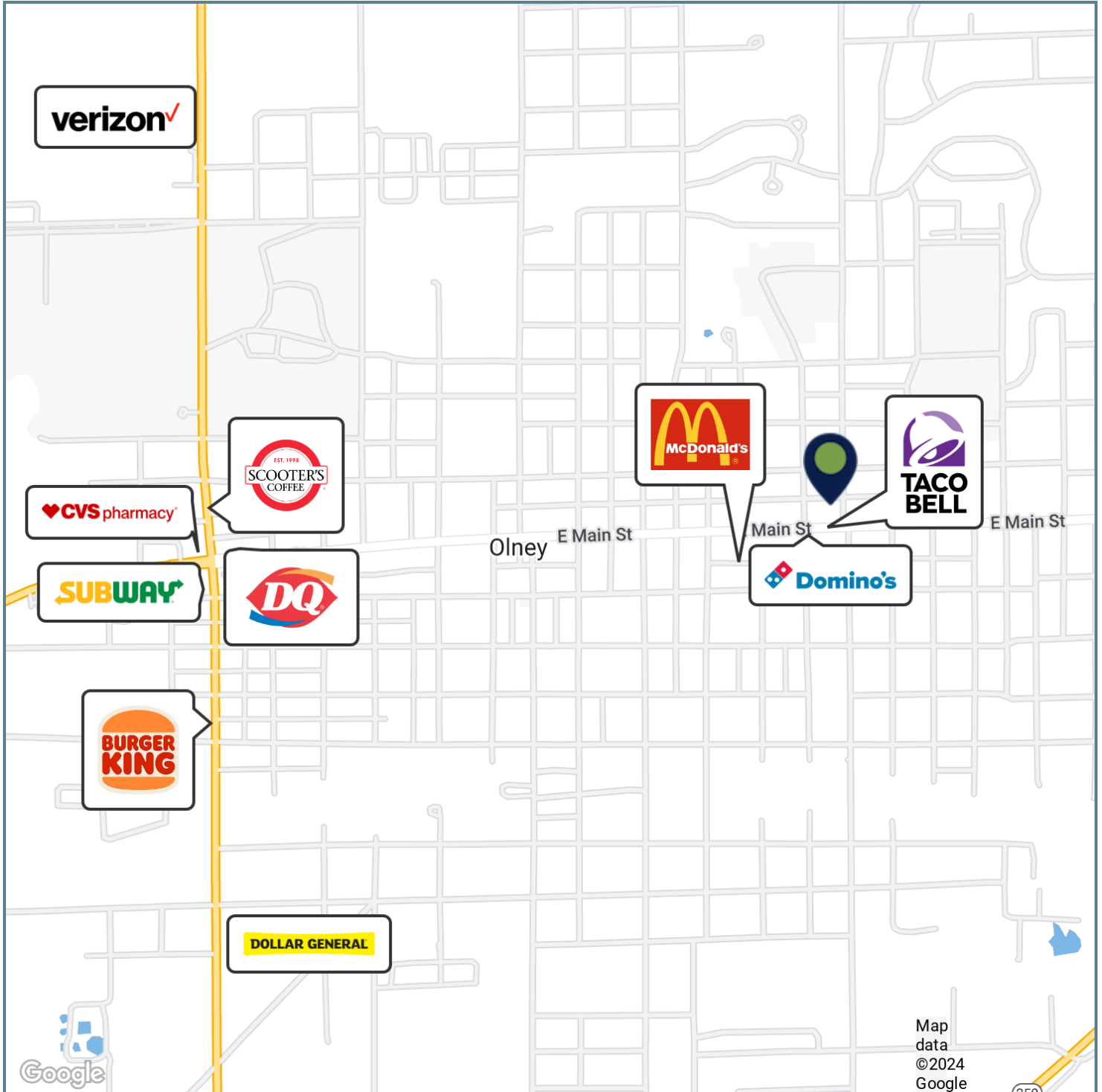
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RETAILER MAP



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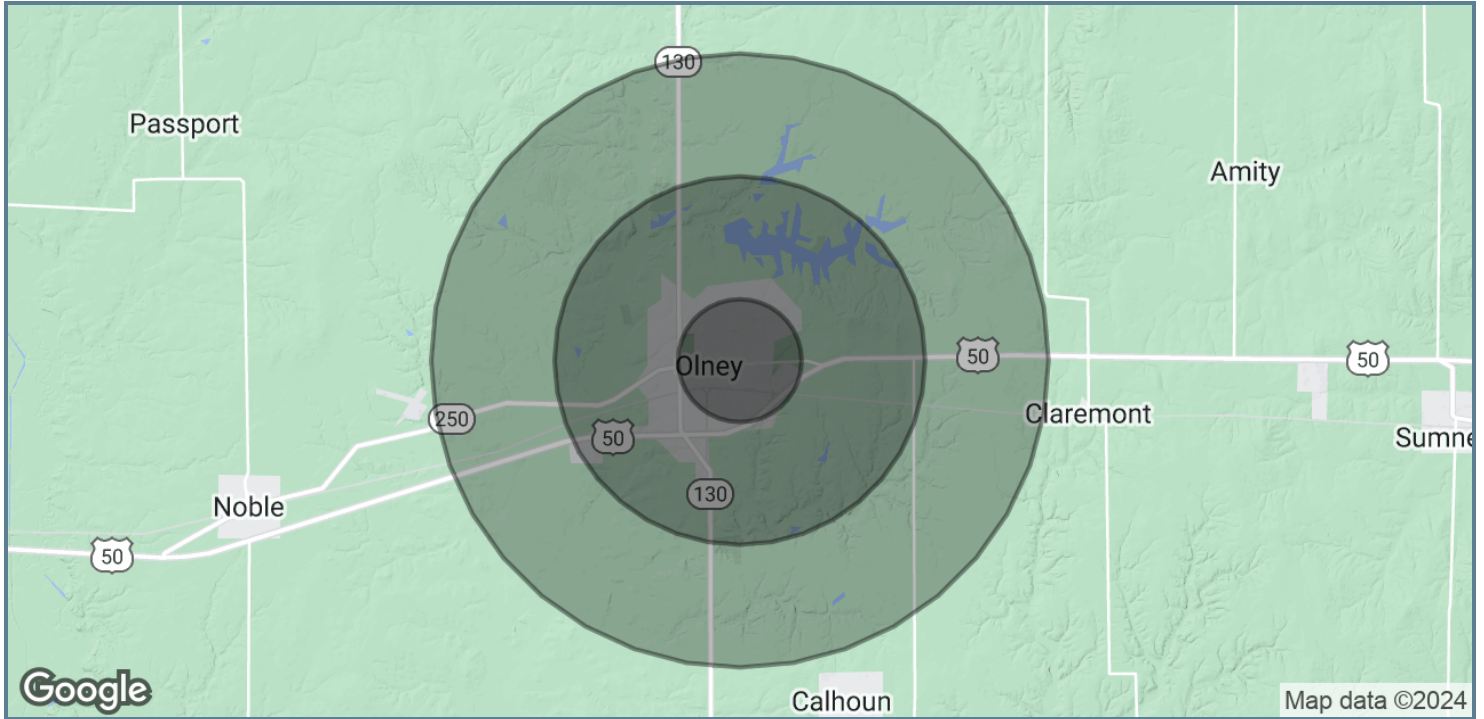
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,575	11,796	12,982
Average Age	40.6	39.9	40.2
Average Age (Male)	37.8	37.5	38.0
Average Age (Female)	44.2	43.9	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,292	4,902	5,390
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$52,495	\$50,992	\$51,635
Average House Value	\$117,461	\$117,456	\$117,312

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.

