

# 201 W. HIGH ST.

211-15 W. HIGH ST., ST. MARY'S, OH 45885

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Nestled in the heart of St. Mary's, the area surrounding 211-15 W. High St. offers an inviting location for prospective retail or strip center tenants. The property benefits from its close proximity to a diverse mix of local shops, inviting eateries, and community hubs, ensuring a lively atmosphere with steady foot traffic. Additionally, nearby attractions such as Memorial Park and the picturesque Grand Lake St. Marys create a welcoming ambiance, attracting both residents and visitors. With its strong community spirit, favorable demographic profile, 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 consumer needs of the St. Mary's market.

### PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	4
Available SF:	1,200 - 6,653 SF
Building Size:	9,053 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,090	4,404	6,073
Total Population	4,678	10,015	13,451
Average HH Income	\$63,919	\$65,141	\$67,895

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:	1,200 - 6,653 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201 W. High St	Edward Jones BR#14572	1,200 SF	NNN	-	-
205 W. High St	Available	1,200 SF	NNN	Contact Broker for Pricing	-
211-15 W. High St	Available	6,653 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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209 Powell Place

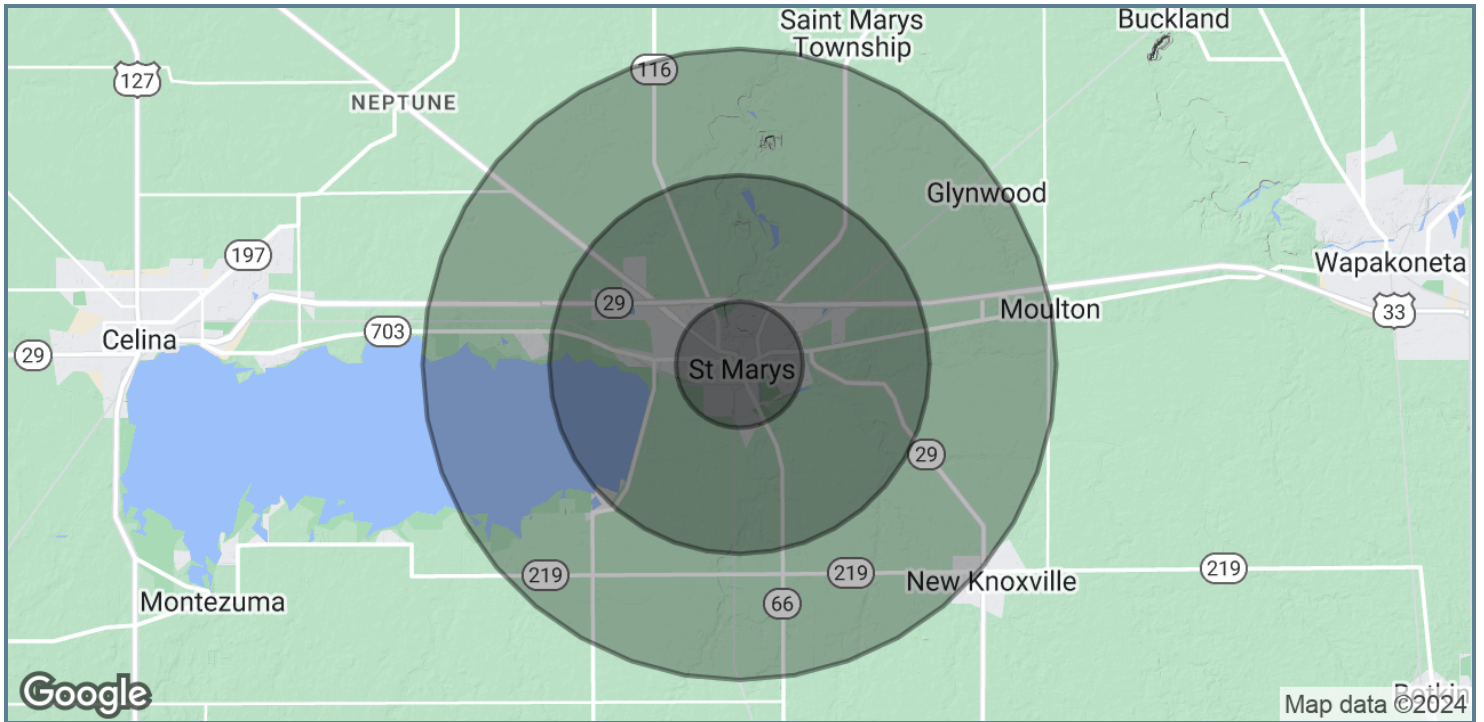
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,678	10,015	13,451
Average Age	37.2	37.5	39.3
Average Age (Male)	35.6	37.3	38.7
Average Age (Female)	39.4	38.2	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,090	4,404	6,073
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$63,919	\$65,141	\$67,895
Average House Value	\$112,280	\$130,633	\$147,612

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.

