

# 189 W. MAIN ST.

181 W. MAIN ST., FOREST CITY, NC 28043

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Embrace the charm of Forest City, NC, where the area surrounding 181 W. Main St. exudes a vibrant energy appealing to prospective retail and strip center tenants. Located near the enchanting Tryon International Equestrian Center, this bustling community draws visitors and locals alike, providing a steady stream of potential patrons. The historic downtown district offers a quaint backdrop for shopping and leisure, while notable attractions such as the Bennett Classics Antique Auto Museum and the Green River Plantation contribute to the area's unique allure. With an array of local boutiques, dining establishments, and community events, the location provides an inviting environment for retail businesses seeking to become part of this thriving and close-knit community.

### PROPERTY HIGHLIGHTS

- High visibility and exposure on Main St.
- Easy accessibility for customers and employees
- Adaptable floor plans to suit various business needs
- Abundant parking availability for customers

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	3,008 SF
Building Size:	6,008 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,268	5,994	12,301
Total Population	2,578	12,567	26,253
Average HH Income	\$27,932	\$42,531	\$43,763

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

# 189 W. MAIN ST.

181 W. MAIN ST., FOREST CITY, NC 28043

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

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

# 189 W. MAIN ST.

181 W. MAIN ST., FOREST CITY, NC 28043

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**

COMMERCIAL PROPERTY

209 Powell Place

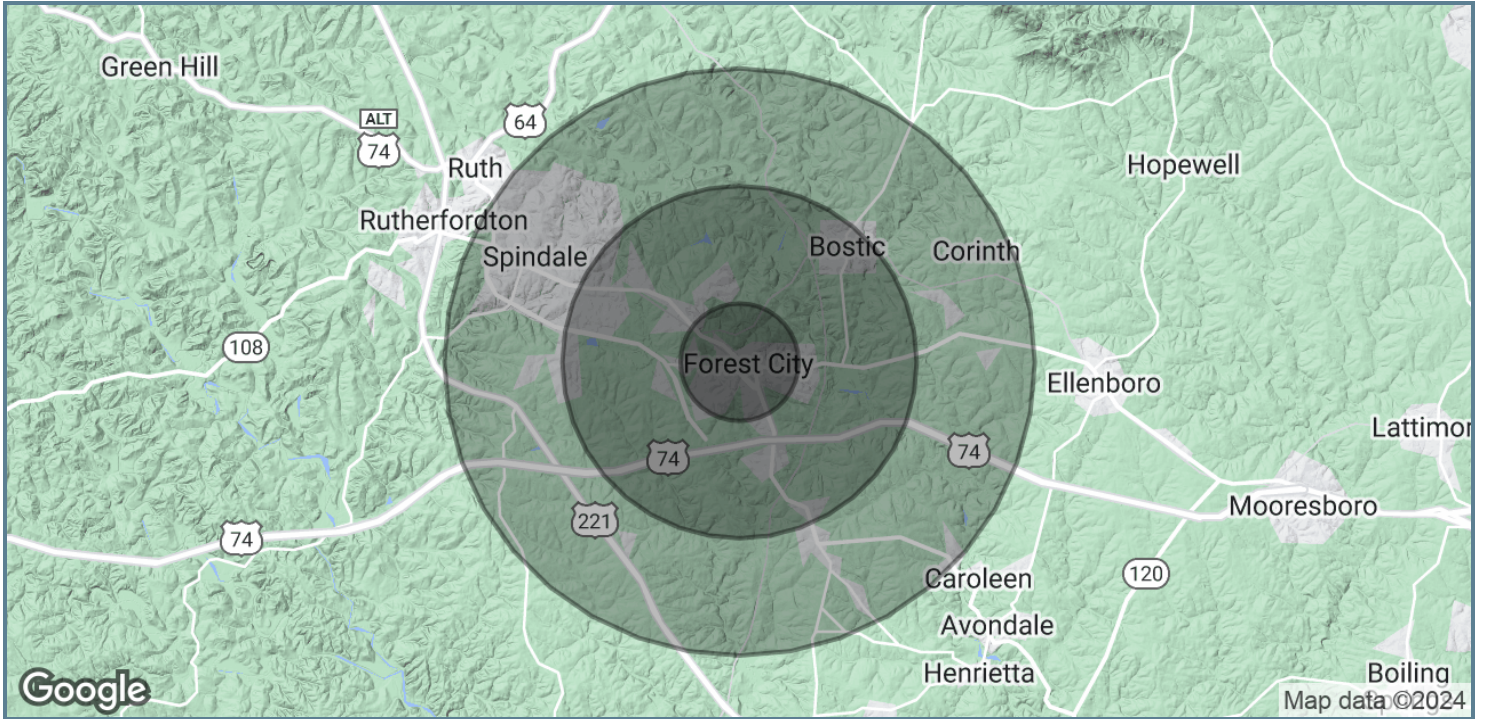
Brentwood, TN 37027

<http://legacypro.com>

# 189 W. MAIN ST.

181 W. MAIN ST., FOREST CITY, NC 28043

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,578	12,567	26,253
Average Age	31.3	38.0	41.0
Average Age (Male)	22.2	31.6	36.0
Average Age (Female)	38.4	41.5	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,268	5,994	12,301
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$27,932	\$42,531	\$43,763
Average House Value	\$83,496	\$121,891	\$115,036

2020 American Community Survey (ACS)

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**

COMMERCIAL PROPERTY

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



# 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.

