

600 S. MAIN ST.

600 S. MAIN ST., MORTON, IL 61550

PROPERTY SUMMARY



LOCATION DESCRIPTION

Experience the inviting allure of Morton, IL, where the energy of South Main Street sets the stage for retail and dining success. Nestled in the heart of a bustling commercial district, the property is surrounded by a diverse mix of local shops, restaurants, and businesses, creating a prime destination for visitors and residents. Within walking distance, you'll find popular attractions such as the Morton Cinema, Idlewood Park, and dynamic local eateries. With its prominent visibility and strategic positioning, the area provides an unparalleled opportunity for restaurants and retailers to thrive in a dynamic, high-traffic location. Embrace the vibrant spirit of 600 S. Main St.

PROPERTY HIGHLIGHTS

- Ample parking for tenants and customers
- Open layout allowing for flexible design options
- Strategic location in Morton's thriving commercial district
- Versatile space ideal for retail or restaurant use
- Seamless access for ease of operations

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	2,960 SF
Building Size:	10,480 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,886	6,306	11,741
Total Population	4,220	13,943	26,609
Average HH Income	\$77,686	\$86,659	\$88,115

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,960 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
600 S. Main St.	Dollar General	7,520 SF	NNN	-	2,100 Sqft building adjacent to Family Video. Drive-thru opportunity.

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RETAILER MAP



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LEGACY

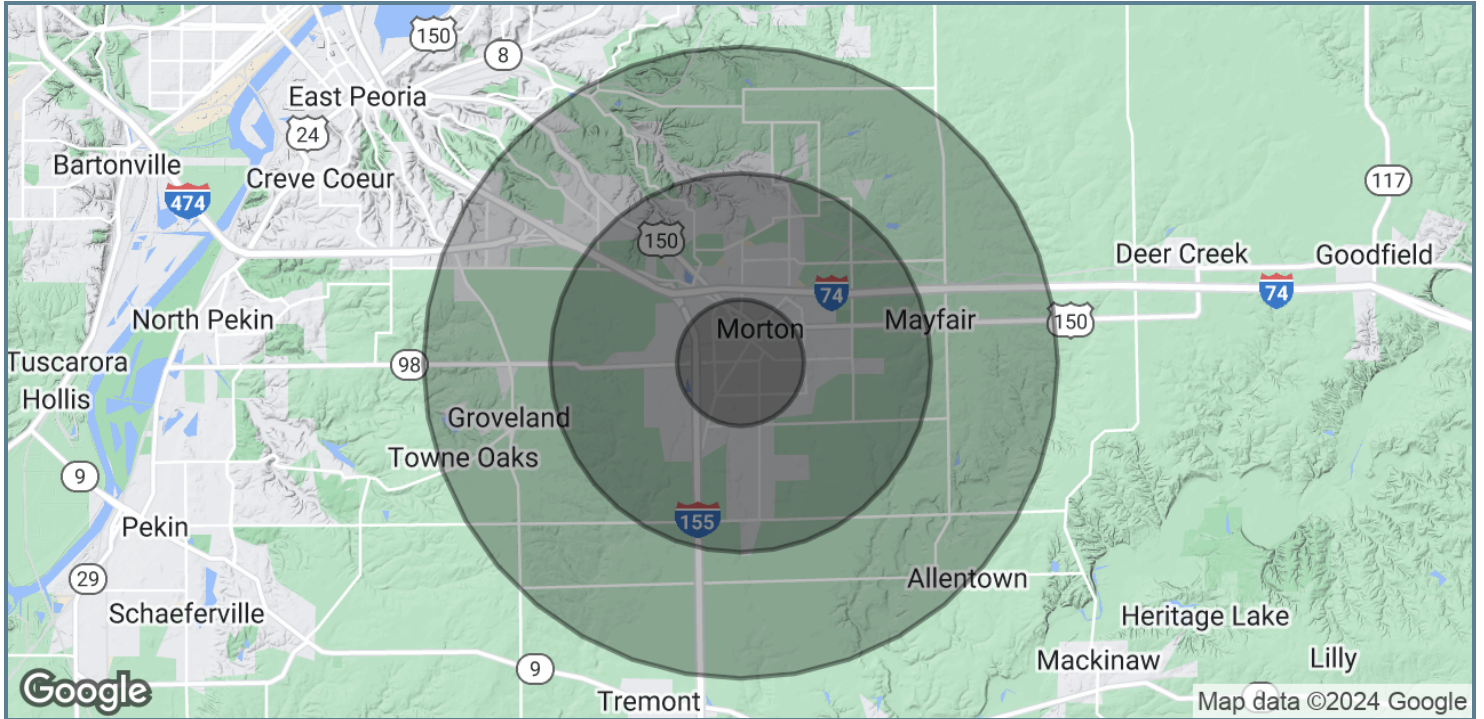
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,220	13,943	26,609
Average Age	39.4	43.4	43.7
Average Age (Male)	38.3	42.5	43.6
Average Age (Female)	39.1	43.7	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,886	6,306	11,741
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$77,686	\$86,659	\$88,115
Average House Value	\$175,101	\$188,036	\$194,376

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.

