

# 1400 N. CENTER ST.

1400 N. CENTER ST., BONHAM, TX 75418

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse your retail or strip center business in the charming surroundings of 1400 N. Center St. in Bonham, TX. This area offers proximity to popular shopping destinations and notable community attractions, including the historic downtown district with its unique shops and local restaurants. Residents and visitors alike frequent the Bonham Trade Days, while the Sam Rayburn House Museum and Bonham State Park draw in a steady flow of foot traffic. Embrace the small-town ambiance and rich history of Bonham, as you position your retail business at the heart of this inviting community. Don't miss out on the opportunity to engage with the warm and welcoming residents of Bonham and establish a retail presence that captures the essence of this vibrant location.

### PROPERTY HIGHLIGHTS

- Responsive management services.
- Ideal for single retail storefront or larger strip center.
- Prime property for establishing a retail presence in Bonham, TX.

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	2
Available SF:	3,588 SF
Building Size:	5,388 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,323	3,692	4,711
Total Population	3,253	10,054	12,896
Average HH Income	\$57,351	\$59,343	\$61,166

Presented By:

**Legacy Commercial Property**

847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)

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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

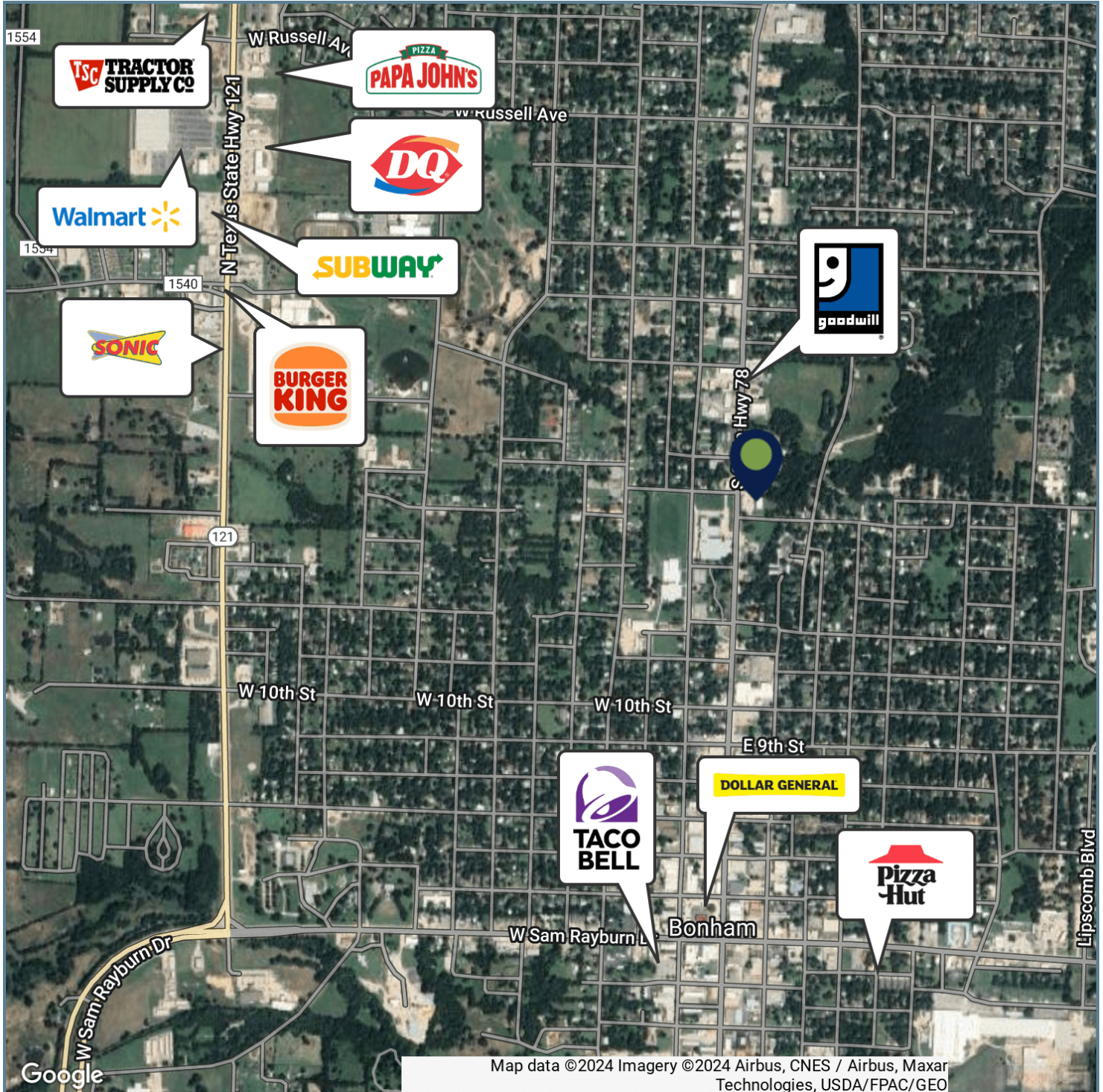
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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RETAILER MAP



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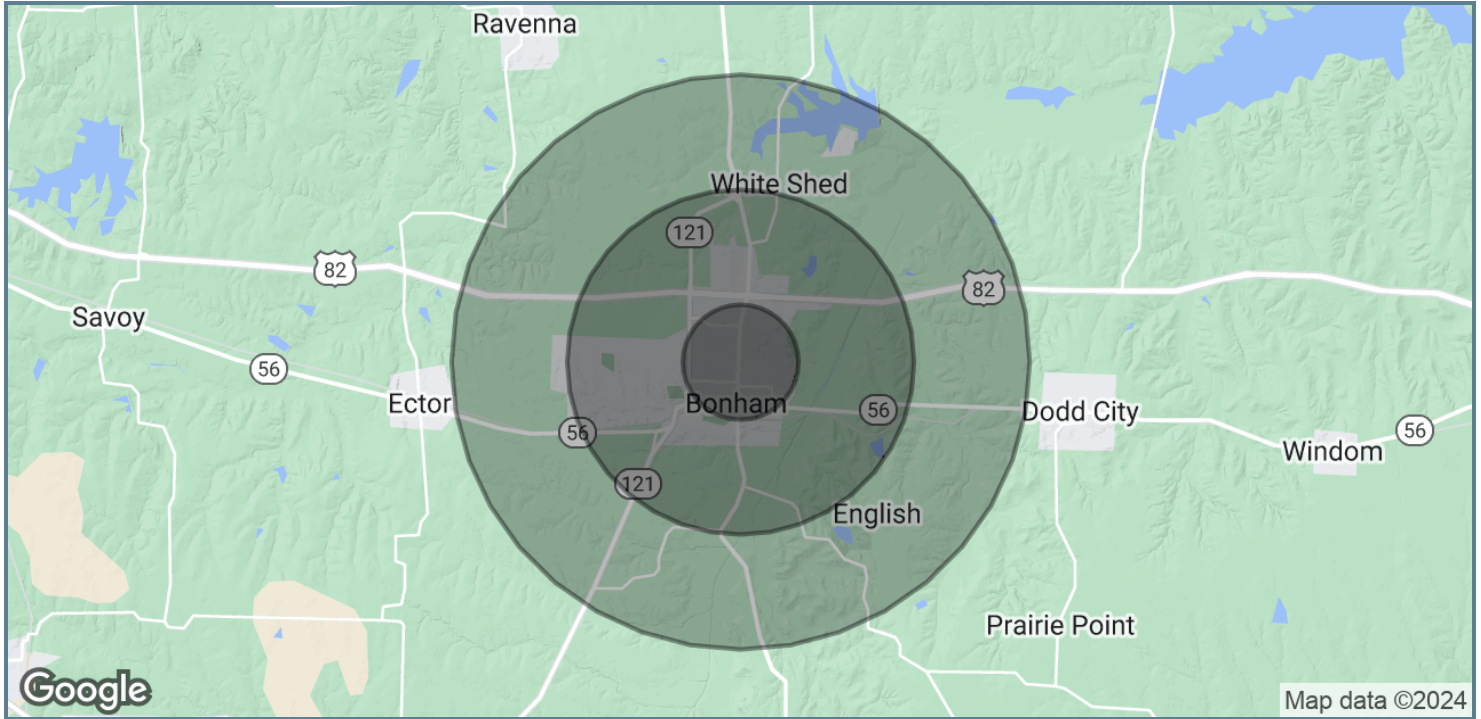
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,253	10,054	12,896
Average Age	39.8	39.3	40.4
Average Age (Male)	43.5	40.6	41.5
Average Age (Female)	37.2	33.7	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,323	3,692	4,711
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$57,351	\$59,343	\$61,166
Average House Value	\$82,315	\$94,704	\$108,522

2020 American Community Survey (ACS)

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