

205 DEFIANCE ST.

205 DEFIANCE ST., WAPAKONETA, OH 45895

PROPERTY SUMMARY



LOCATION DESCRIPTION

Embrace the vibrant community surrounding 205 Defiance St. in Wapakoneta, OH. Situated in a bustling area, the location offers access to an array of amenities and attractions. Nearby, the charming downtown district beckons with a diverse selection of boutique shops, restaurants, and entertainment venues, creating a vibrant atmosphere for your retail or strip center business. Take advantage of the steady flow of local and visiting patrons drawn to the renowned attractions, including the Armstrong Air & Space Museum and the charming local parks. Join the tapestry of businesses that thrive in this dynamic locale, where the fusion of small-town charm and commercial opportunity awaits.

PROPERTY HIGHLIGHTS

- Spacious interior with customizable layouts
- High visibility and ample parking
- Flexible leasing options for retail or office space
- Convenient location with easy access to major roadways

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	1,200 SF
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,103	5,203	6,294
Total Population	4,472	11,229	13,880
Average HH Income	\$63,654	\$65,446	\$68,366

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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

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RETAILER MAP



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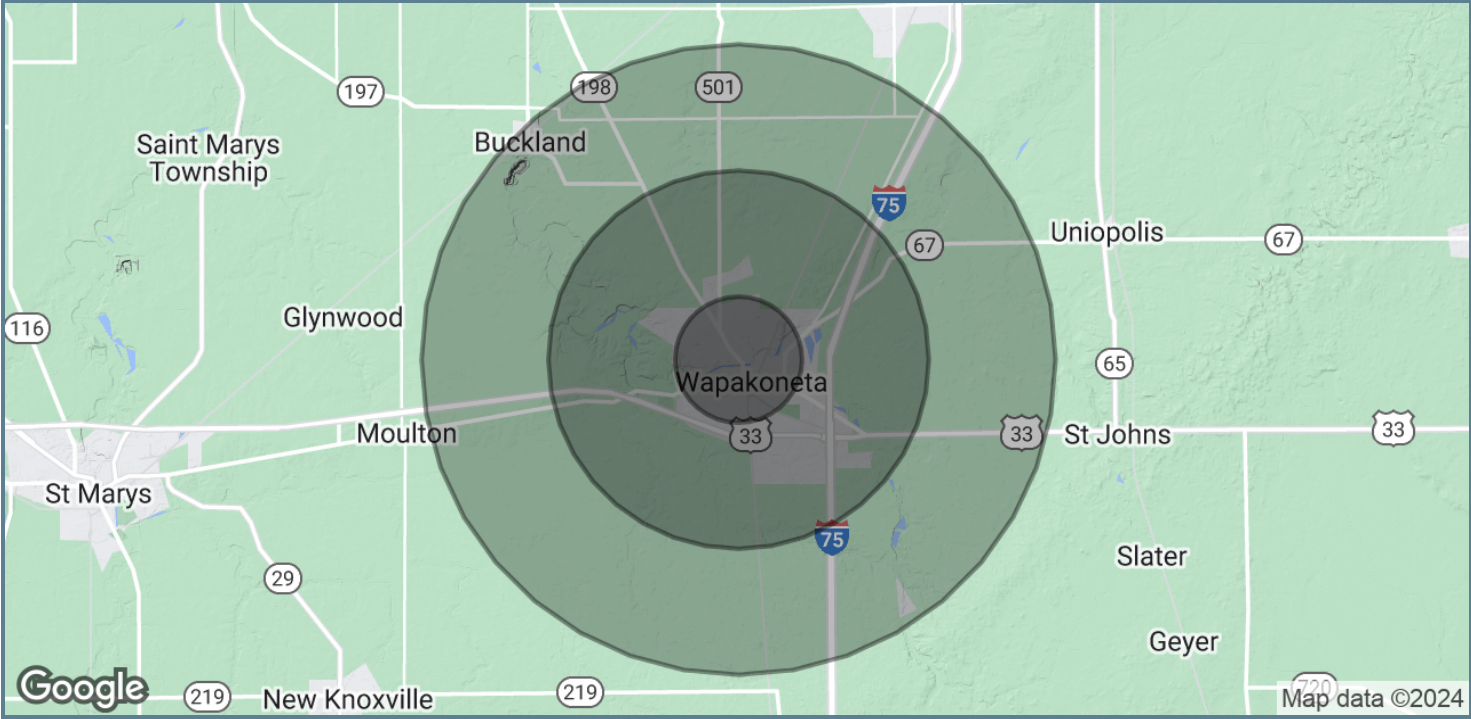
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,472	11,229	13,880
Average Age	40.8	40.8	42.3
Average Age (Male)	39.0	39.5	41.4
Average Age (Female)	43.5	42.9	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,103	5,203	6,294
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$63,654	\$65,446	\$68,366
Average House Value	\$115,977	\$121,146	\$131,912

2020 American Community Survey (ACS)

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LEGACY
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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

DOLLAR GENERAL



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.

