

211 N. WAYNE ST.

211 N. WAYNE ST., ANGOLA, IN 46703

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in the vibrant town of Angola, the area surrounding 211 N. Wayne St. offers an engaging mix of local attractions and amenities, creating an ideal location for retail or strip center tenants. The property benefits from its close proximity to the charming downtown area, known for its unique array of local shops, eateries, and cultural venues, fostering a lively atmosphere with a steady flow of foot traffic. Additionally, nearby attractions such as Pokagon State Park and the Outlet Shoppes at Fremont provide additional draw for visitors and locals. With its community-driven ambiance and convenient access to major roadways, the location provides an exceptional opportunity for retail businesses to establish a prominent presence and engage with the diverse needs of the Angola market.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	2,018 SF
Building Size:	14,582 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,751	4,756	8,243
Total Population	4,007	11,189	16,005
Average HH Income	\$52,110	\$56,902	\$55,412

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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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,018 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
211 N. Wayne St.	Dollar General	12,564 SF	NNN	-	-
211 N Wayne St	Available	2,018 SF	NNN	Contact Broker for Pricing	-

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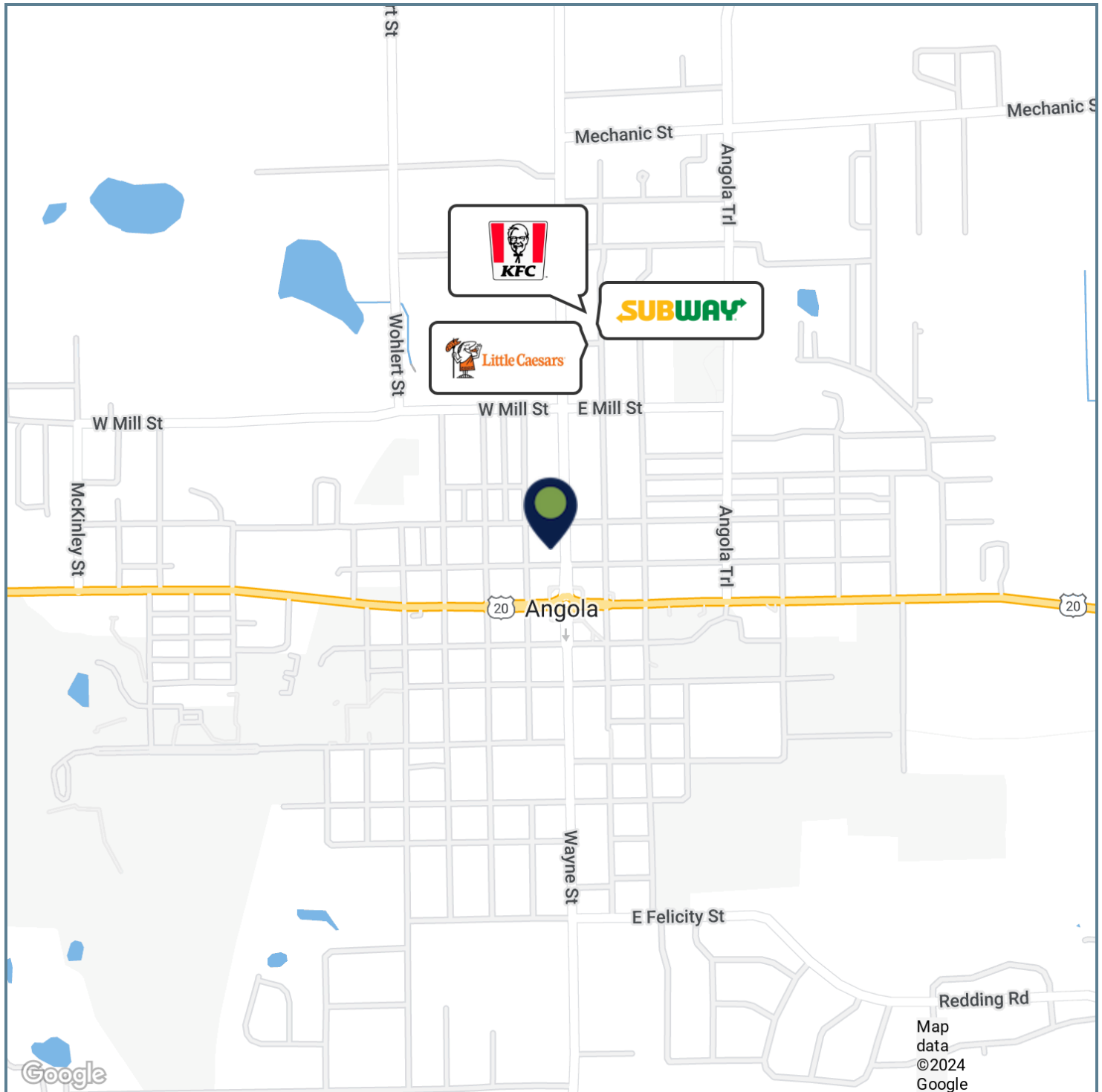
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RETAILER MAP



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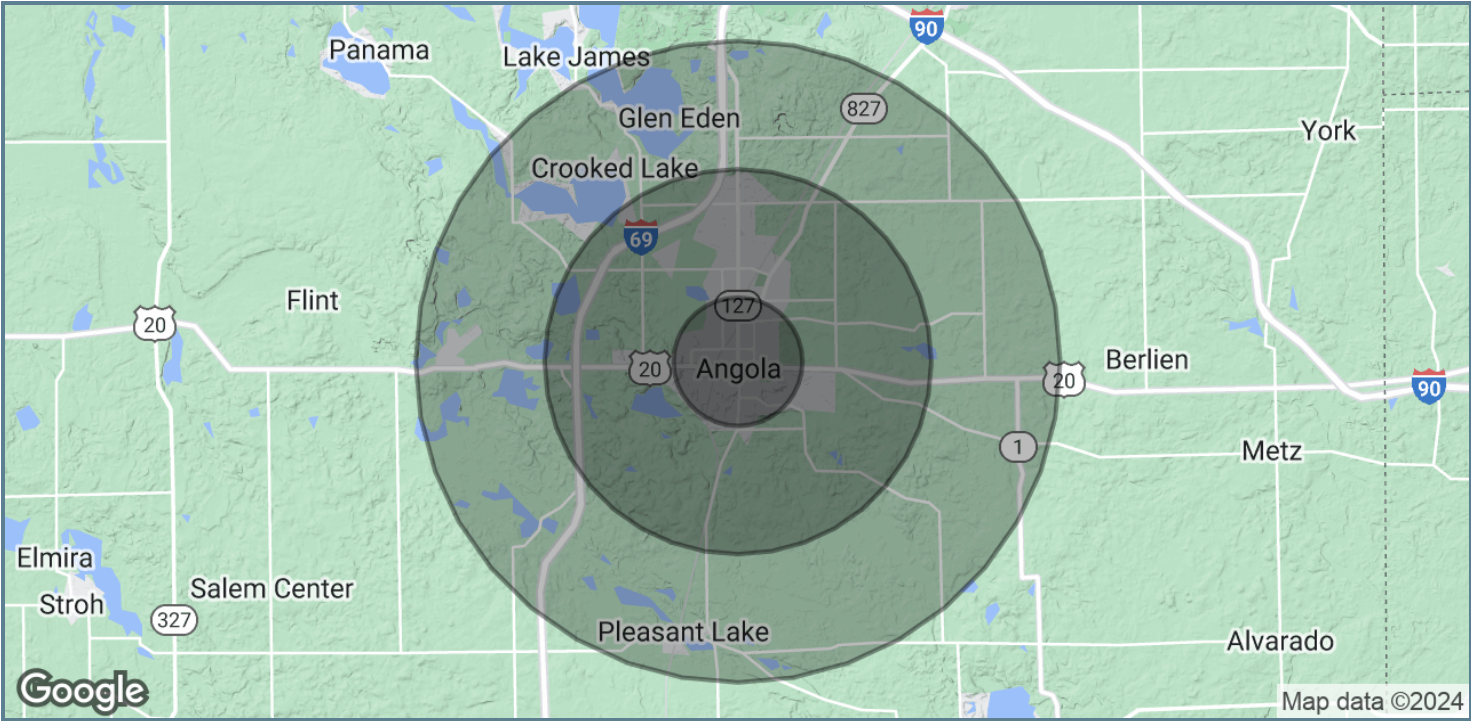
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,007	11,189	16,005
Average Age	36.0	36.0	39.6
Average Age (Male)	32.0	34.5	38.5
Average Age (Female)	40.0	38.0	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,751	4,756	8,243
# of Persons per HH	2.3	2.4	1.9
Average HH Income	\$52,110	\$56,902	\$55,412
Average House Value	\$117,128	\$146,521	\$167,455

2020 American Community Survey (ACS)





LEGACY
COMMERCIAL PROPERTY

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.

