

# 1802 N. GRAND AVE.

1802 N. GRAND AVE., SPRINGFIELD, IL 62702

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the vibrant community of Springfield, IL, situated near the prime location of 1802 N. Grand Ave. This bustling area is an ideal fit for Retail/Strip Center tenants, offering a variety of nearby points of interest. Explore the inviting downtown district, featuring a mix of unique shops, local restaurants, and cultural attractions that create a dynamic and welcoming atmosphere. Take advantage of the city's rich history with nearby landmarks such as the Abraham Lincoln Presidential Library and Museum. Amidst a mix of residential neighborhoods and commercial hotspots, the area ensures a steady flow of potential customers, making it an ideal location for retail success.

### PROPERTY HIGHLIGHTS

- Customer-convenient parking facilities
- Flexible layout for customizable retail space
- Versatile space suitable for diverse businesses
- Ideal opportunity to establish or expand retail presence

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	3,985 SF
Building Size:	3,985 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,572	28,035	54,442
Total Population	10,920	54,322	107,368
Average HH Income	\$40,423	\$45,306	\$60,744

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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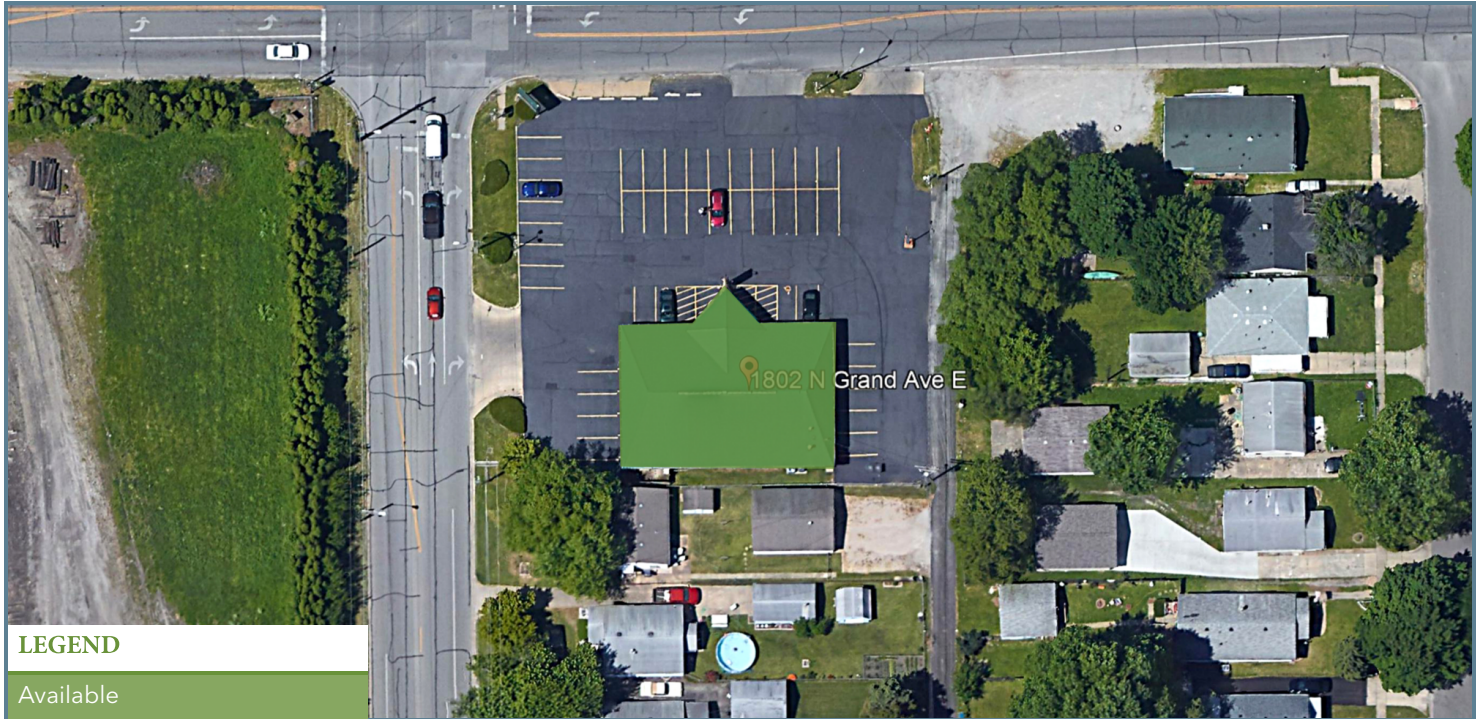
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COMMERCIAL PROPERTY

209 Powell Place  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,985 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1802 N Grand Ave E	Available	3,985 SF	NNN	Contact Broker for Pricing	-

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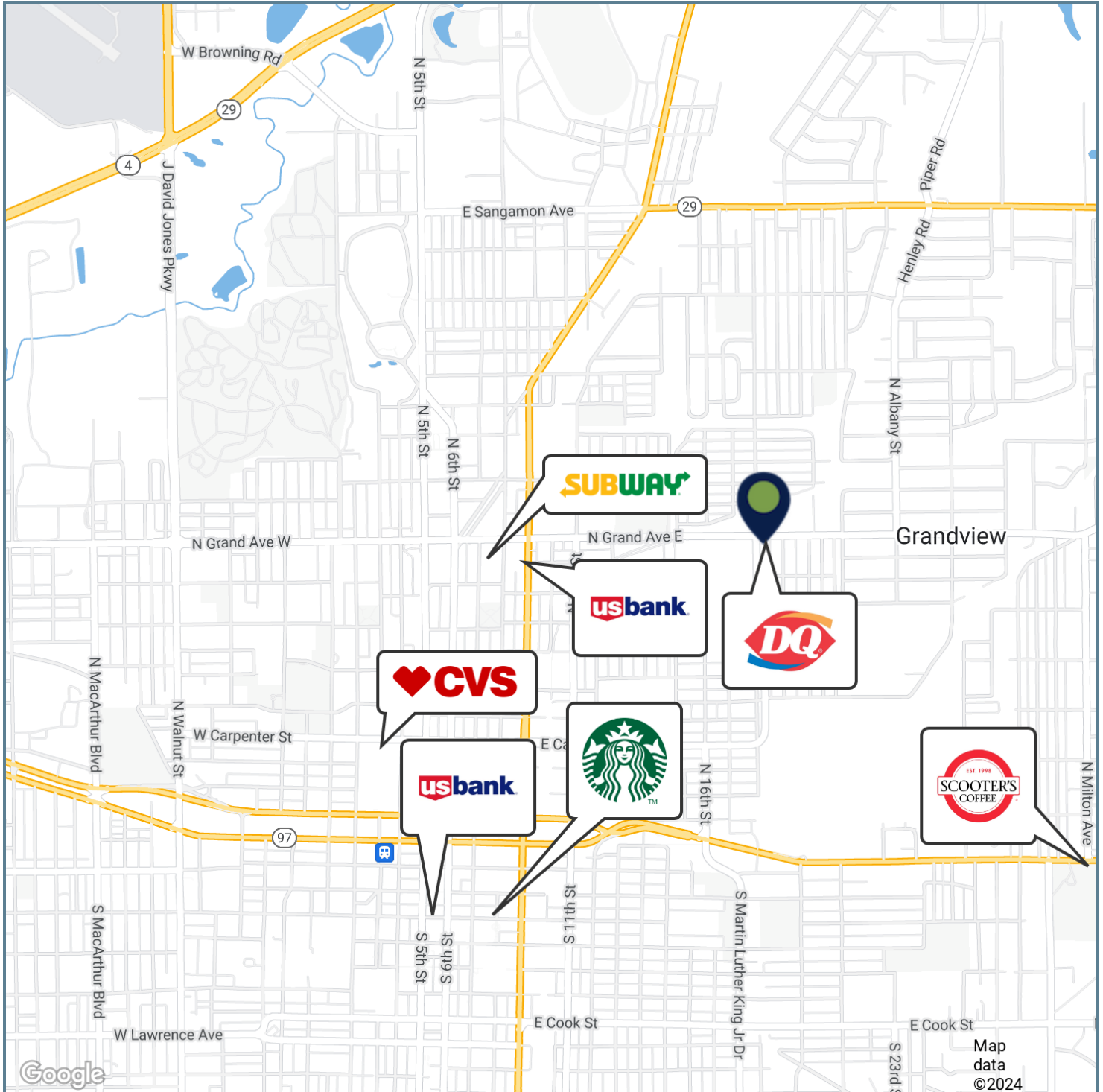
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## RETAILER MAP



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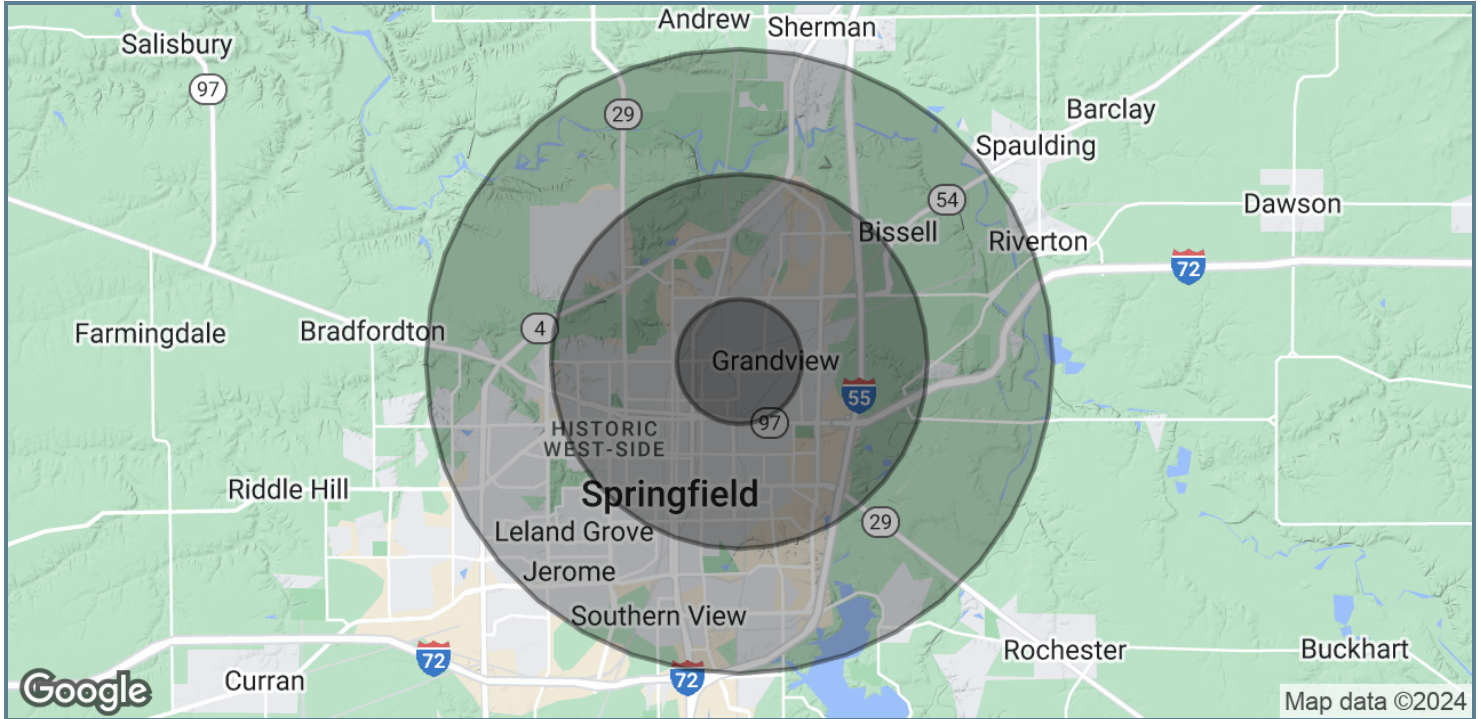
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,920	54,322	107,368
Average Age	35.2	37.6	40.1
Average Age (Male)	33.3	35.1	38.3
Average Age (Female)	39.5	40.1	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,572	28,035	54,442
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$40,423	\$45,306	\$60,744
Average House Value	\$72,863	\$75,034	\$109,230

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

**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.

