

807 LAWRENCE AVE.

807 LAWRENCE AVE., ELLWOOD CITY, PA 16117

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your retail or free-standing building business in the vibrant surroundings of 807 Lawrence Ave. in Ellwood City, PA. This lively area offers convenient access to a variety of shopping destinations, including local boutiques and popular retail stores. The charming downtown district hosts community events and festivals, providing an excellent opportunity to engage with local consumers. Nearby attractions such as Ewing Park and the Ellwood City Historical Society offer additional draw for foot traffic, while the proximity to major roadways facilitates ease of access for both customers and suppliers. Embrace the small-town charm and community spirit of Ellwood City as you envision your retail presence in this inviting location. Seize the opportunity to establish your business at the heart of this bustling commercial hub.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing		
Available SF:	1,500 - 4,506 SF		
Building Size:	6,056 SF		
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,113	7,808	11,299
Total Population	5,386	14,857	22,610
Average HH Income	\$51,487	\$61,309	\$65,432

PROPERTY HIGHLIGHTS

- Ample parking for customers and tenants.
- Responsive management services.
- Ideal for single retail storefront or larger free-standing building.

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[ADDITIONAL PHOTOS](#)



Legacy Commercial Property

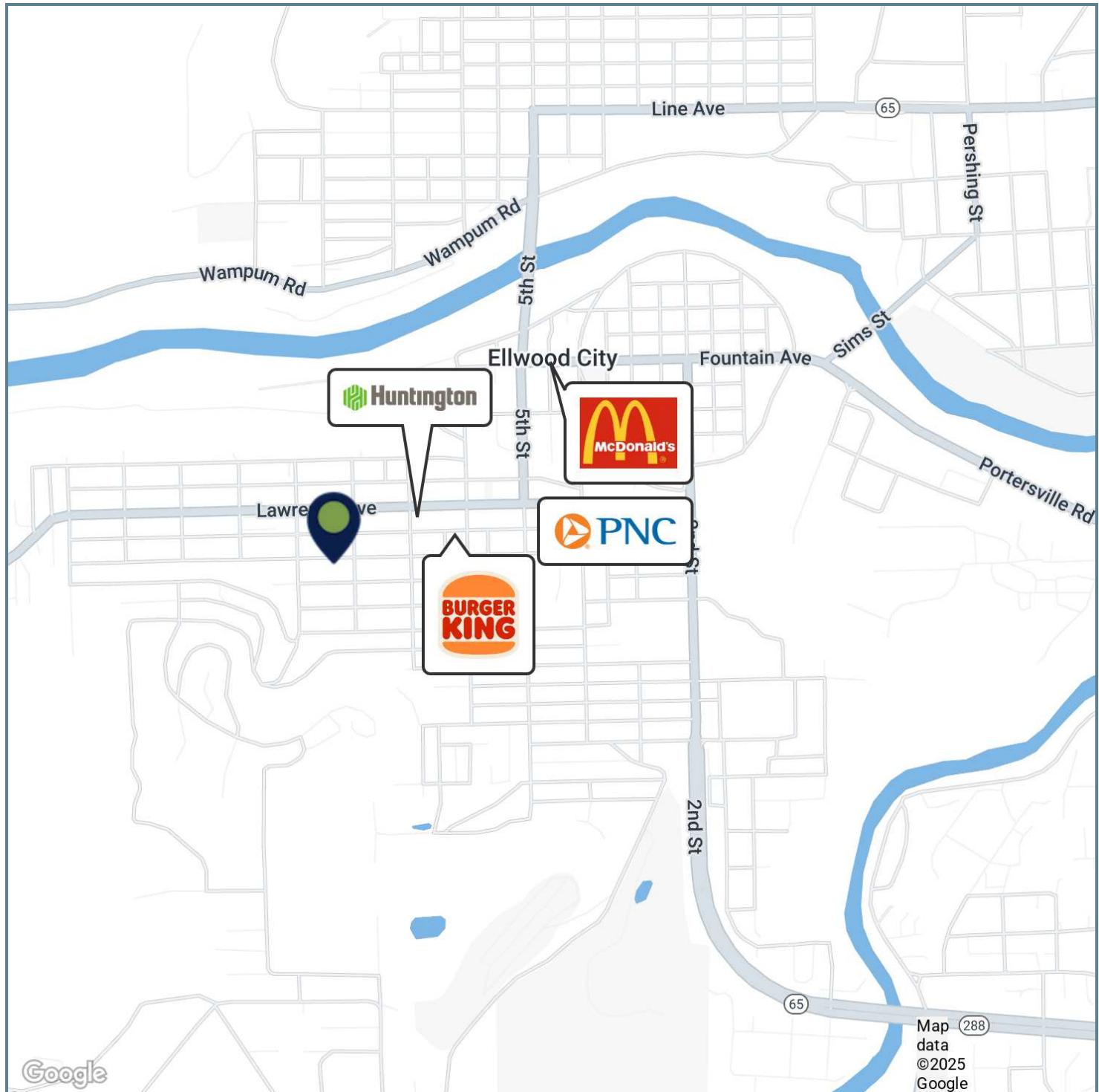
info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027

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RETAILER MAP



Legacy Commercial Property

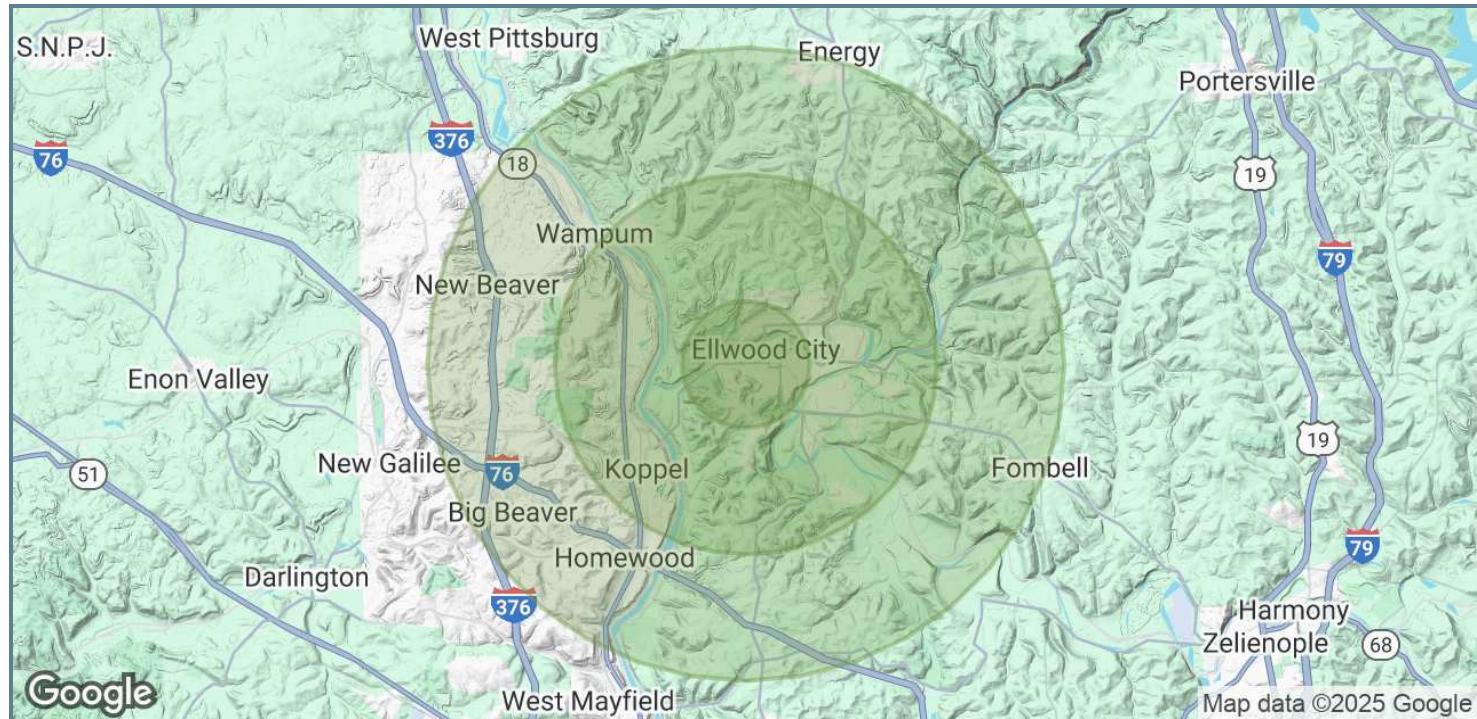
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,386	14,857	22,610
Average Age	46.2	46.6	48.0
Average Age (Male)	37.9	41.7	44.3
Average Age (Female)	54.5	51.5	50.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,113	7,808	11,299
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$51,487	\$61,309	\$65,432
Average House Value	\$87,007	\$107,950	\$121,421

2020 American Community Survey (ACS)



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



CVS pharmacy®



Davita



T-Mobile • **State Farm**®



KeyBank



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

