

# 1138 E. STATE ST.

1138 E. STATE ST., SHARON, PA 16146

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the vibrant community surrounding 1138 E. State St. in Sharon, PA. Situated amidst a thriving retail and dining scene, the area offers proximity to popular destinations such as the Shenango Valley Mall and the Quaker Steak & Lube restaurant. With its strategic location along the bustling State Street, the area attracts a steady flow of shoppers, ensuring high visibility for retail or strip center tenants. Nearby points of interest also include the Sharon Tiger Pause High School, drawing in a local student and family demographic. Embrace the opportunity to join this dynamic commercial hub and establish a retail presence in a sought-after location renowned for its energetic and diverse customer base.

### PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking for customers and staff
- Versatile floor plans to suit various retail needs

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	2,782 SF
Building Size:	4,226 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,865	19,674	25,980
Total Population	10,995	35,869	49,227
Average HH Income	\$44,963	\$44,449	\$52,594

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



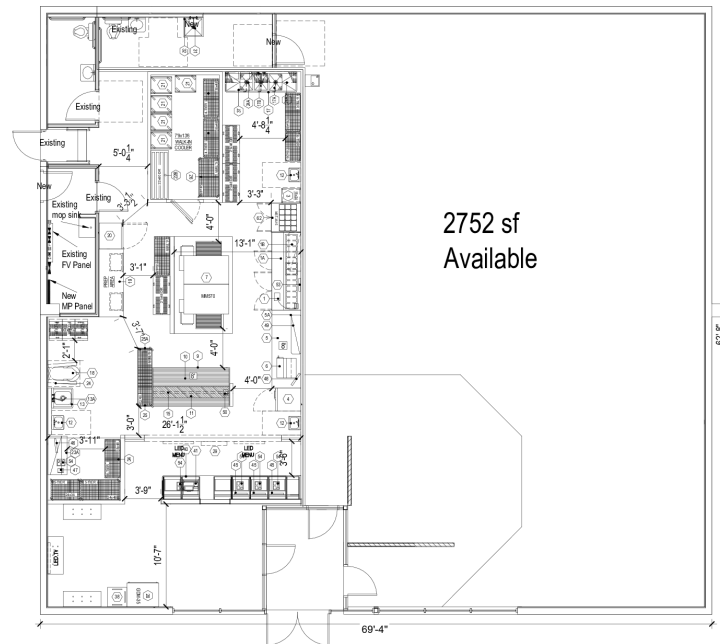
**LEGACY**  
COMMERCIAL PROPERTY

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

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## PLANS



### LEGEND

### LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,782 SF

Lease Term:	Negotiable
Lease Rate:	Contact Broker for Pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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## PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,782 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1138 E. State St.	Available	2,782 SF	NNN	Contact Broker for Pricing	-
1138 E. State St.	Marco's Pizza	1,444 SF	NNN	-	-

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## RETAILER MAP



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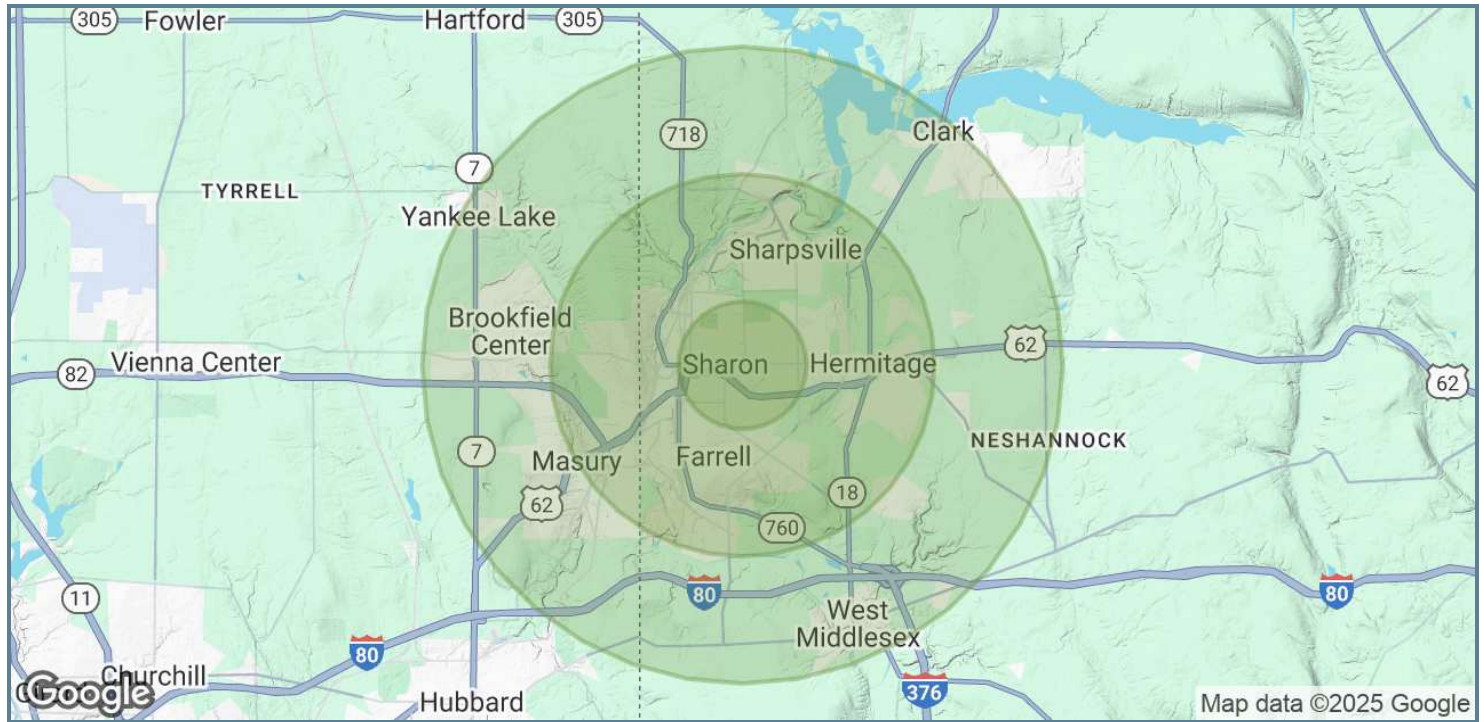
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,995	35,869	49,227
Average Age	42.0	44.0	45.4
Average Age (Male)	39.3	40.0	42.0
Average Age (Female)	46.0	48.2	49.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,865	19,674	25,980
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$44,963	\$44,449	\$52,594
Average House Value	\$75,152	\$80,244	\$98,743

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.

