

SALE/LEASE/GROUND LEASE

1126 S MAIN ST

1126 S Main St Bellefontaine, OH 43311



PROPERTY HIGHLIGHTS

- 9,040 SF commercial space
- 1.1 acres in Bellefontaine's busiest area
- Dock door and full basement
- Visibility on S Main, Traffic counts exceed 18,000 CPD
- Zoned B1 Neighborhood Business District
- Vacant land available for development
- Suitable for various uses, including retail, e-commerce, warehouse, and light industrial
- Seller is open to working with the buyer on a lease, ground lease, or sale
- Seller financing available for a qualified buyer

OFFERING SUMMARY

Sale Price:	\$599,000
Lease Rate:	Contact Agent for Lease Rates
Number of Units:	1
Available SF:	9,040 SF
Lot Size:	1.1 Acres
Building Size:	9,040 SF

PROPERTY WEBSITE

bit.ly/1126SMainSt

Bill Davis

O: 614 341 9800 x102 | C: 614 588 7561

bdavis@cbc-aspire.com

Tom Velalis

O: 614 341 9800 x109 | C: 614 354 6556

tvelalis@cbc-aspire.com



COLDWELL BANKER
COMMERCIAL
ASPIRE REALTY SERVICES

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LOCATION DESCRIPTION

For Sale, Lease/Land Lease: Introducing a prime investment or development opportunity in the Logan County area. This 9,040 SF retail/free-standing building, located at 1126 S Main St, Bellefontaine, OH, offers exceptional potential for retail or commercial use. +/-1.1 acres of ground and a 9,040 SF building, B1 Neighborhood Business District zoning, making it well-suited for a variety commercial uses. With a strategic location and ample space, this property presents a strong redevelopment opportunity in a growing market.



MARKET SUMMARY

The commercial retail market surrounding 1126 S Main St, Bellefontaine, OH 43311, exhibits a balanced mix of sale and lease opportunities. The area has experienced moderate growth, driven by increasing consumer demand and steady population growth in the region. Retail properties for sale are generally in demand, with competitive pricing reflecting the area's potential for long-term investment returns. Leasing activity remains strong, supported by a diverse mix of local businesses and national retailers seeking to capitalize on the area's consistent foot traffic and accessibility. Overall, the market is favorable for both investors and tenants, with a stable outlook for future development.

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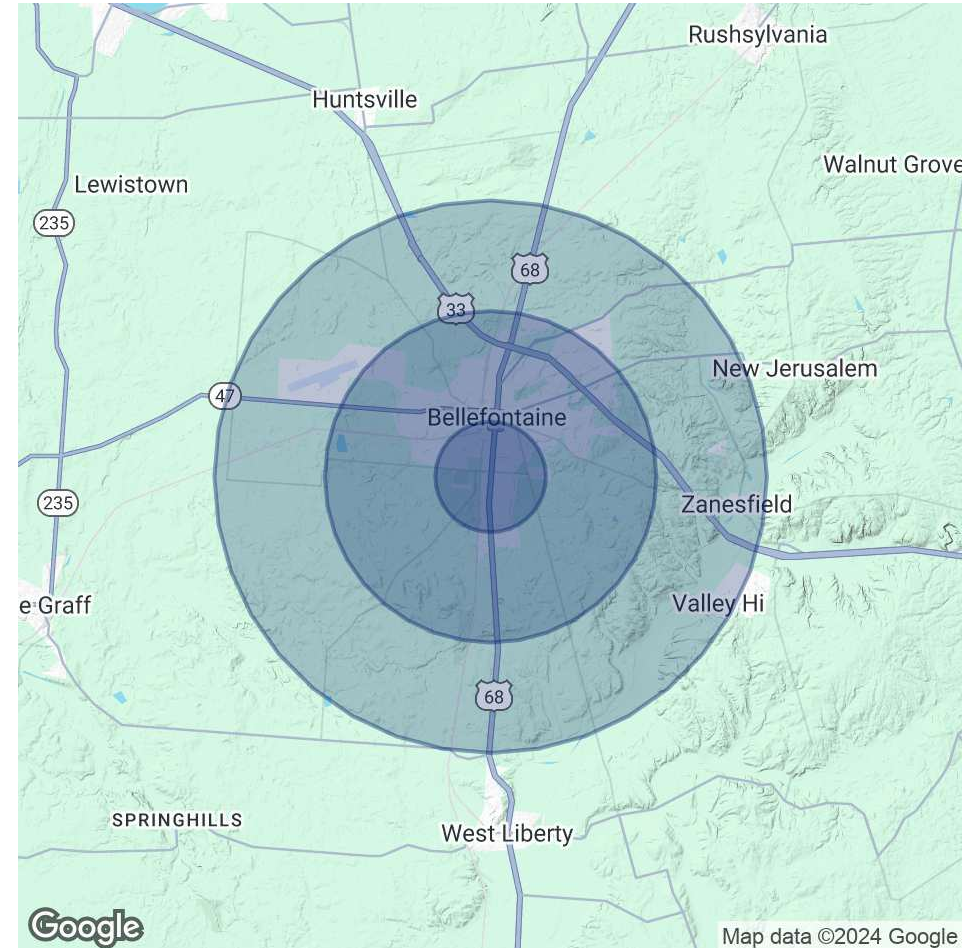
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,652	16,390	19,682
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,024	6,858	8,147
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,188	\$79,838	\$85,676
Average House Value	\$153,802	\$185,047	\$197,137

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
W LAKE AVE BETWEEN S DETROIT ST AND US-68	2-WAY	2023	4,910
S MAIN ST US68 N OF FAIR AVE	2-WAY	2023	16,274



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