

# 143 N. MAIN ST.

143 N. MAIN ST., BELLEFONTAINE, OH 43311

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The area surrounding 143 N. Main St. in Bellefontaine exudes a charming and bustling atmosphere, offering an attractive location for prospective retail or free-standing building tenants. The property benefits from its close proximity to a vibrant downtown district, featuring a variety of local shops, dining options, and cultural attractions, creating a dynamic and engaging environment that draws steady foot traffic. Additionally, the nearby attractions such as the Logan County History Center and the beautiful Holland Theatre enhance the area's appeal, attracting both residents and visitors. With its strong community spirit, favorable demographics, and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and meet the diverse needs of the Bellefontaine market.

### PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	4,636 SF
Building Size:	6,608 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,429	6,451	7,747
Total Population	5,565	14,349	17,453
Average HH Income	\$51,044	\$58,288	\$61,254

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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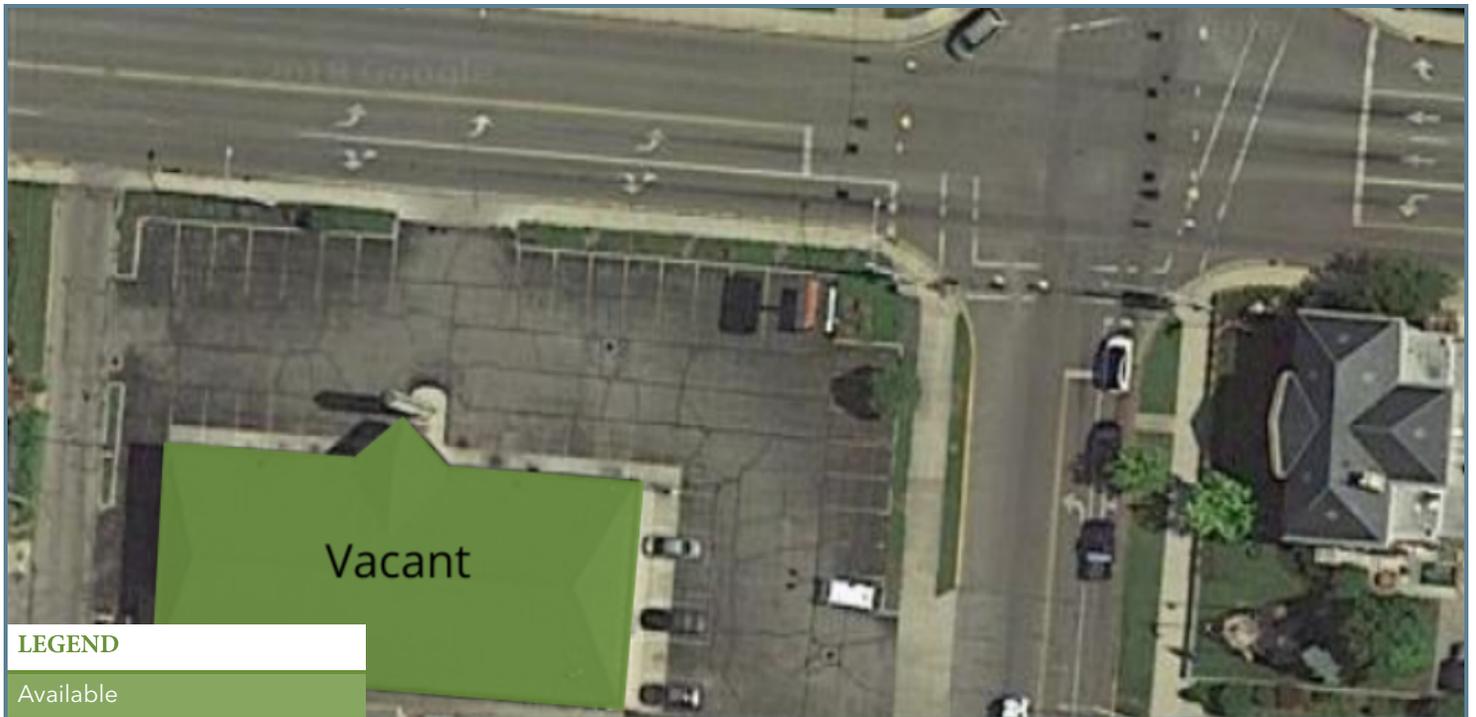
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
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PLANS



## LEGEND

Available

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,636 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Vacant - 143 N. Main St.	Available	4,636 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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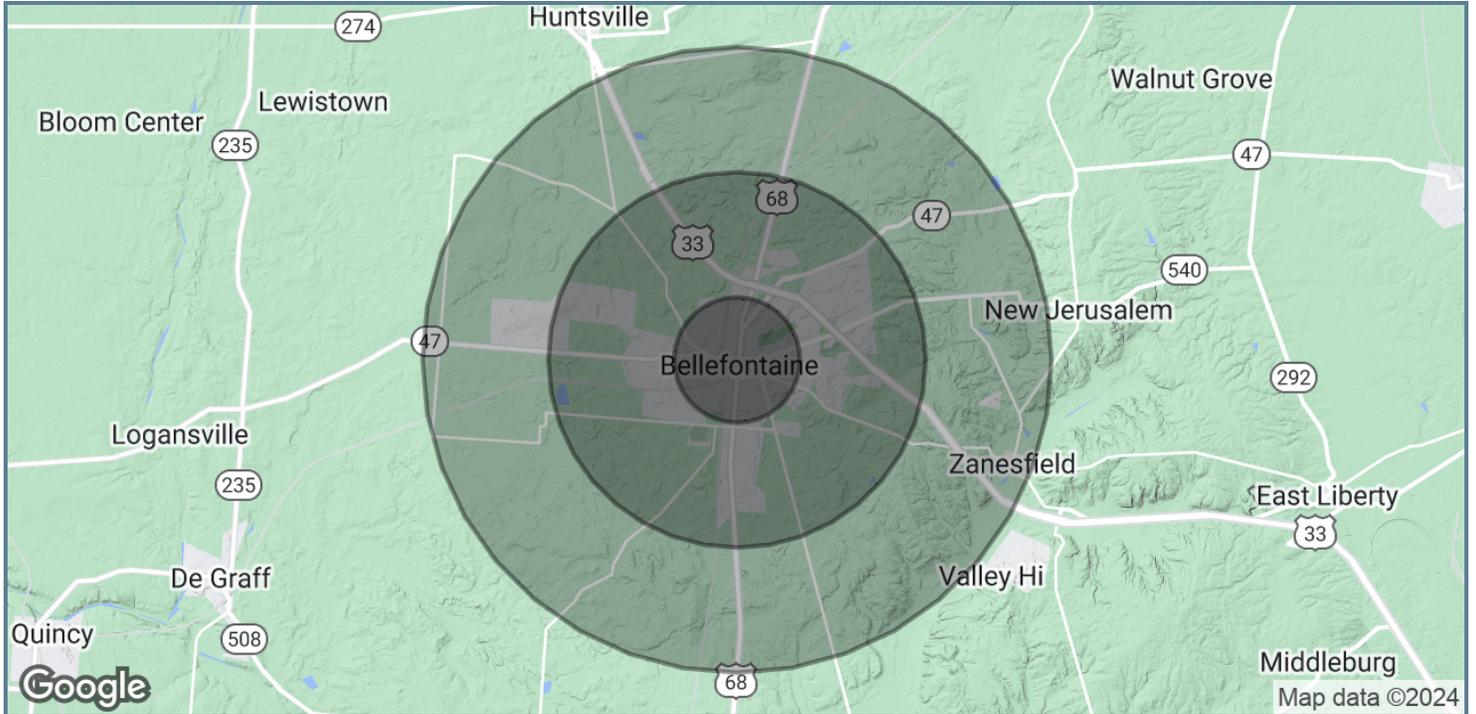


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,565	14,349	17,453
Average Age	31.9	34.2	35.9
Average Age (Male)	31.9	33.4	35.5
Average Age (Female)	31.8	35.3	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,429	6,451	7,747
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$51,044	\$58,288	\$61,254
Average House Value	\$98,711	\$124,005	\$133,179

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



# 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.

