

5600 BIGGER RD.

5600 BIGGER RD., KETTERING, OH 45440

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the vibrant city of Kettering, 5600 Bigger Rd. offers an enticing prospect for Retail and Free Standing Building tenants. The property's proximity to notable destinations such as the Greene Town Center and Southtowne District ensures a steady flow of diverse foot traffic. Tenants can capitalize on the area's strong demographic profile, with renowned retailers and dining options drawing in a broad customer base. Additionally, the property is conveniently situated near the Frazee Pavilion, a hub for cultural events and entertainment, providing an appealing backdrop for businesses seeking to establish a prominent presence. With its strategic location in Kettering, this property presents an exceptional opportunity for retailers to thrive in a bustling and dynamic market.

PROPERTY HIGHLIGHTS

- Contemporary design and functional layout
- Ample parking and high visibility on Bigger Rd.
- Professional property maintenance

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	7,000 SF
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,850	29,728	72,208
Total Population	9,896	63,519	155,542
Average HH Income	\$74,922	\$85,510	\$89,926

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
<http://legacypro.com>

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RETAILER MAP



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209 Powell Place

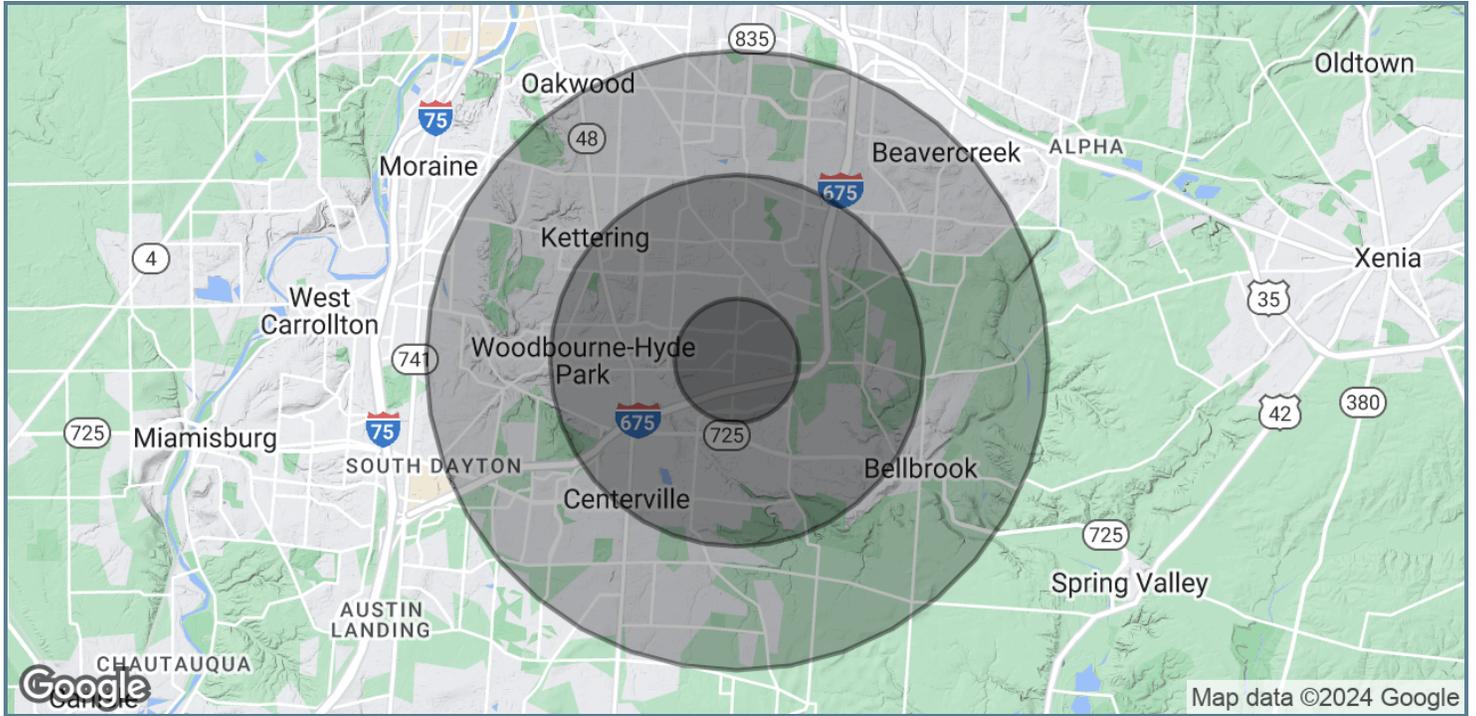
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,896	63,519	155,542
Average Age	43.0	44.6	43.5
Average Age (Male)	40.8	41.7	41.2
Average Age (Female)	44.4	46.1	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,850	29,728	72,208
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$74,922	\$85,510	\$89,926
Average House Value	\$168,876	\$178,648	\$181,447

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.

