

# 4011 STATE RT. 261

4011 STATE RT. 261, NEWBURGH, IN 47630

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the vibrant community surrounding 4011 State Rt. 261 in Newburgh, IN, 47630. Situated in a prime retail hub, the area boasts high foot traffic and excellent visibility, making it an ideal location for a retail/strip center. Nearby, locals and visitors alike enjoy the charming riverfront district with its boutiques, restaurants, and scenic river views. Additionally, the area is home to popular attractions like the Newburgh Museum and Historic Newburgh, offering a rich cultural experience for tenants and patrons. With its dynamic mix of commerce and culture, the location provides a promising opportunity for retail businesses to thrive.

### PROPERTY HIGHLIGHTS

- Versatile and customizable retail/strip center space
- Ample parking for tenants and customers
- Prime location in a high-traffic area
- Ideal setting for retail businesses looking to thrive

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,419 SF
Building Size:	7,007 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,958	12,818	23,175
Total Population	7,543	31,911	53,351
Average HH Income	\$104,029	\$114,333	\$100,709

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

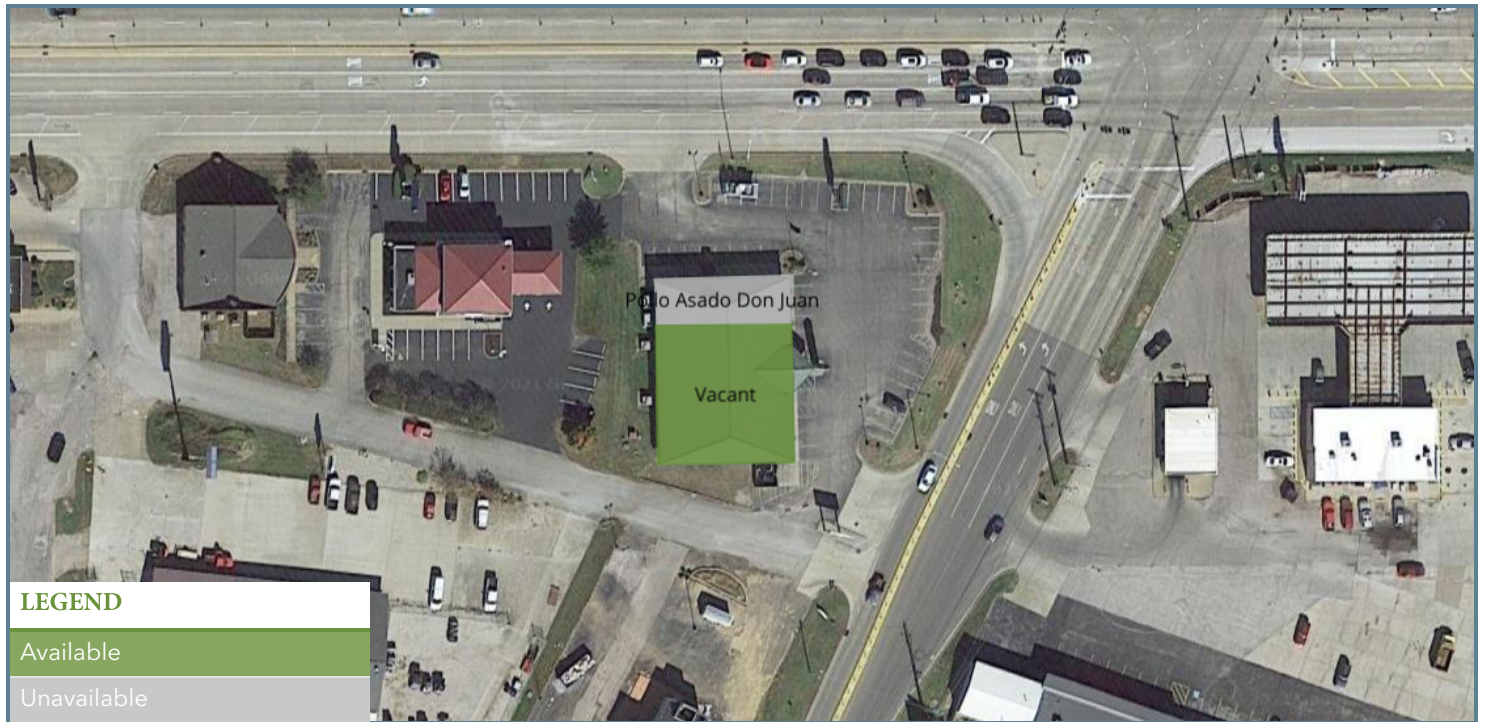
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,419 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4011 State Rt. 261	Available	5,419 SF	NNN	Contact Broker for Pricing	-
4011 State Rt. 261	Pollo Asado Don Juan	1,588 SF	NNN	-	-

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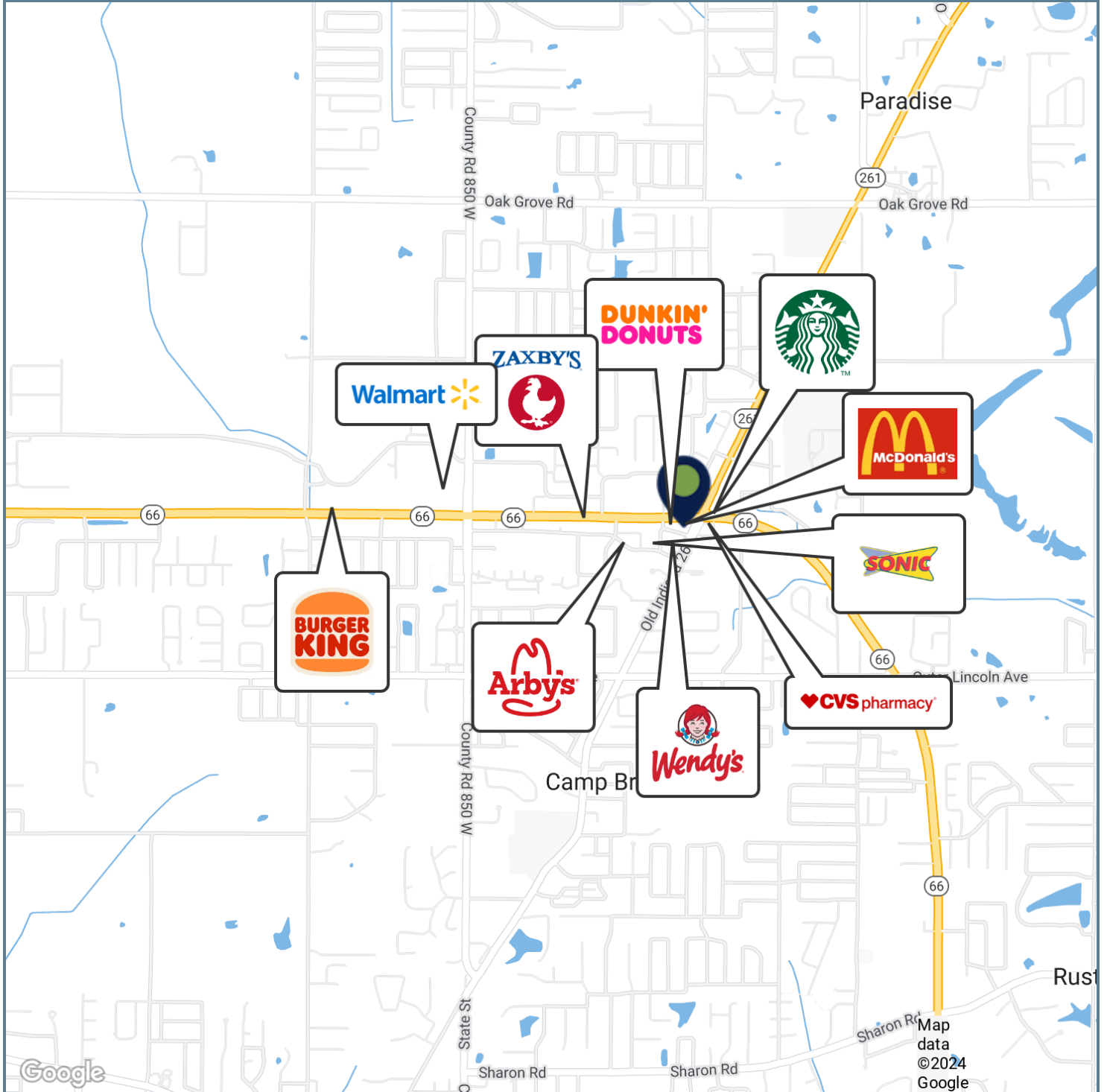
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## RETAILER MAP



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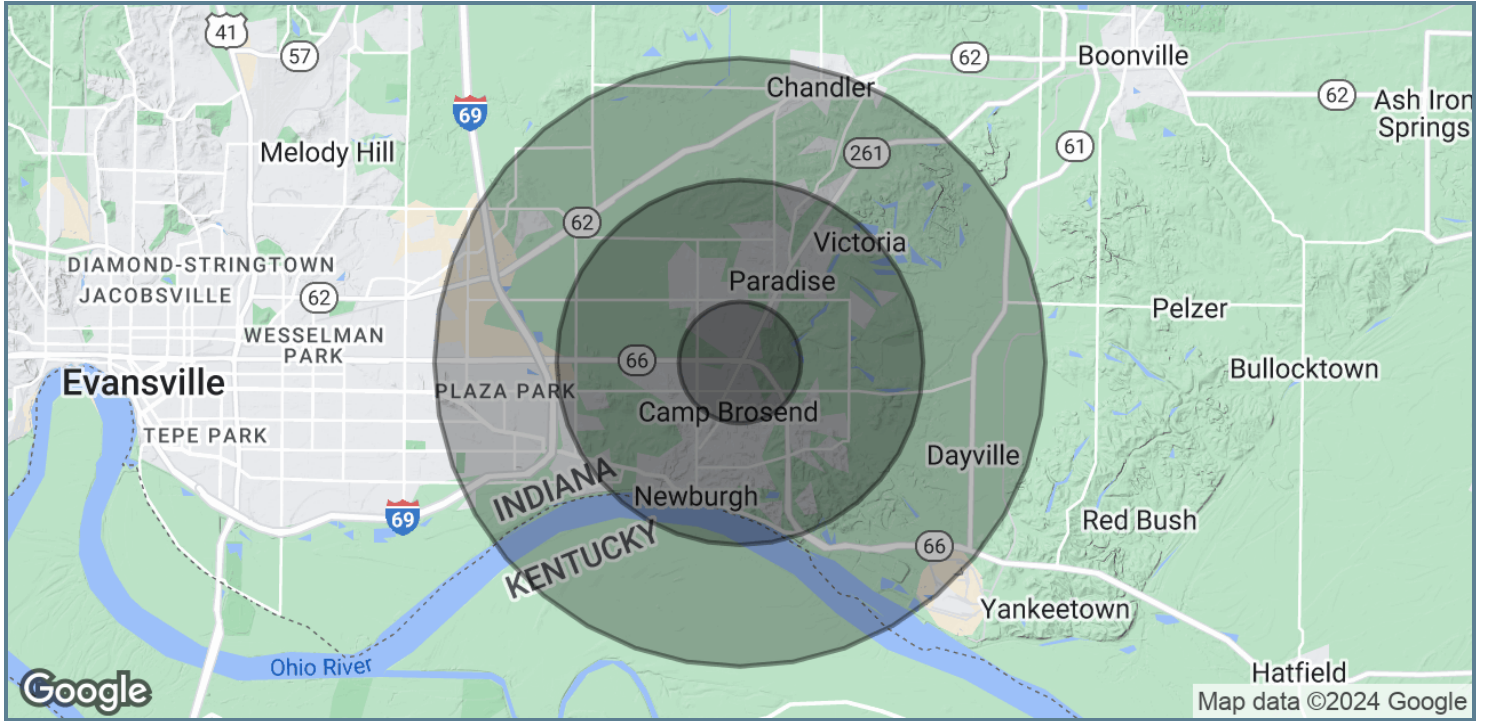
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,543	31,911	53,351
Average Age	39.3	41.0	41.8
Average Age (Male)	39.3	40.5	40.9
Average Age (Female)	39.6	40.7	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,958	12,818	23,175
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$104,029	\$114,333	\$100,709
Average House Value	\$214,628	\$220,486	\$194,578

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.

