

1930 MAIN ST.

1930 MAIN ST., NEWBERRY, SC 29108

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your retail or free-standing building business in the vibrant surroundings of 1930 Main St. in Newberry, SC. Positioned in the heart of the downtown district, this area offers convenient access to local boutiques, charming cafes, and popular retail establishments. The historic Newberry Opera House and Newberry Arts Center contribute to the rich cultural tapestry of the community, drawing in a steady flow of visitors and residents. Nearby parks such as Wells Japanese Garden and Marion Davis Park provide green spaces for relaxation and recreation, enhancing the appeal of the area to potential customers. Seize the opportunity to establish your retail presence in this bustling commercial hub and connect with the warm and welcoming Newberry community.

PROPERTY HIGHLIGHTS

- Ample parking for customers and tenants.
- Responsive management services.
- Ideal for single retail storefront or larger free-standing building.

OFFERING SUMMARY

| | |
|------------------|----------------------------|
| Lease Rate: | Contact Broker for Pricing |
| Number of Units: | 2 |
| Available SF: | 5,996 SF |
| Building Size: | 7,199 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,544 | 5,452 | 7,018 |
| Total Population | 4,264 | 12,435 | 15,868 |
| Average HH Income | \$58,506 | \$44,442 | \$45,545 |

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: | 5,996 SF | Lease Rate: | Contact Broker for Pricing |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|--------------|----------------|----------|------|----------------------------|-------------|
| 1930 Main St | Available | 5,996 SF | NNN | Contact Broker for Pricing | - |
| 1930 Main St | Genesis Bakery | 1,203 SF | NNN | - | - |

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RETAILER MAP



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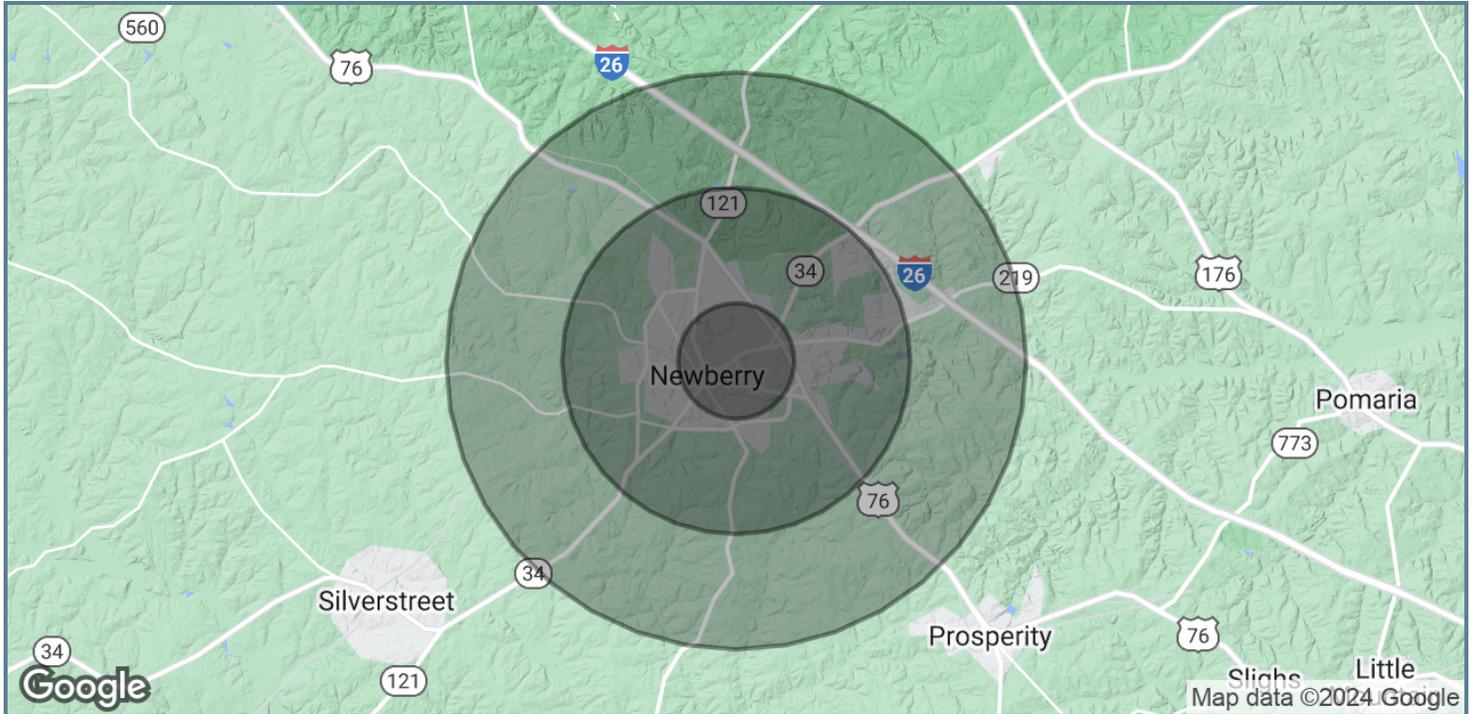


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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,264 | 12,435 | 15,868 |
| Average Age | 37.4 | 39.3 | 39.5 |
| Average Age (Male) | 36.9 | 39.4 | 38.0 |
| Average Age (Female) | 40.8 | 41.1 | 41.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,544 | 5,452 | 7,018 |
| # of Persons per HH | 2.8 | 2.3 | 2.3 |
| Average HH Income | \$58,506 | \$44,442 | \$45,545 |
| Average House Value | \$130,890 | \$107,363 | \$107,665 |

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.

