

# 206 N. WESTERN ST.

206 N. WESTERN ST., MEXICO, MO 65265

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The area surrounding 206 N. Western St. in Mexico offers a captivating blend of local attractions and community amenities, providing an ideal setting for prospective retail or strip center tenants. The property benefits from its close proximity to the downtown district, home to a variety of local businesses, dining establishments, and cultural venues, creating a bustling and lively atmosphere with a steady flow of visitors and residents. Additionally, nearby landmarks such as Garfield Park and the Missouri Military Academy add to the area's appeal, drawing in engaged locals and visitors. With its welcoming community ambiance and accessible location, the vicinity presents an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Mexico market.

### PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,214 SF
Building Size:	7,014 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,325	4,275	5,925
Total Population	2,987	9,609	13,198
Average HH Income	\$43,919	\$51,852	\$53,740

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,214 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
206 Western St	Available	5,214 SF	NNN	Contact Broker for Pricing	-
206 Western St	US Cellular	1,800 SF	NNN	-	-

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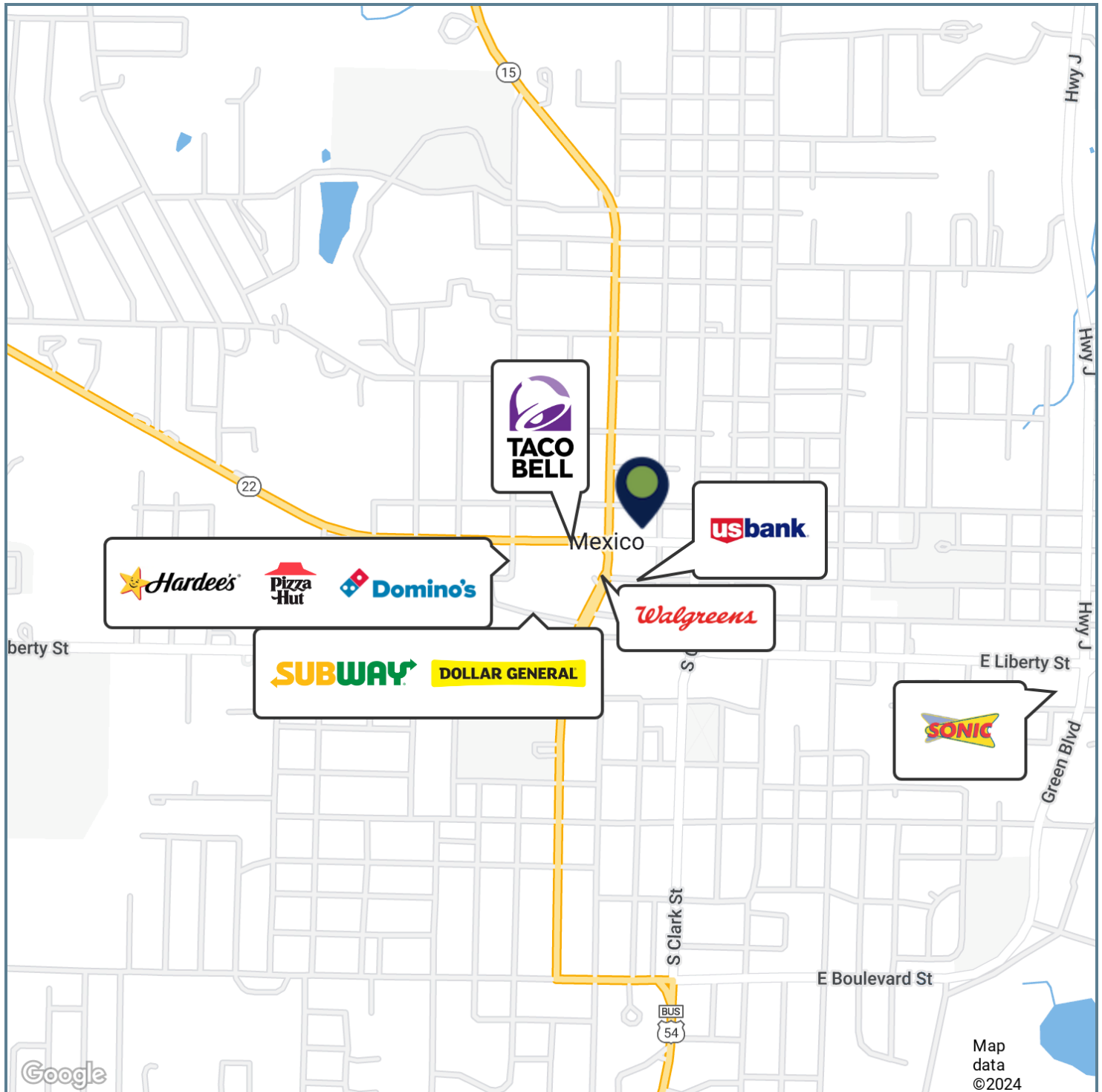
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## RETAILER MAP



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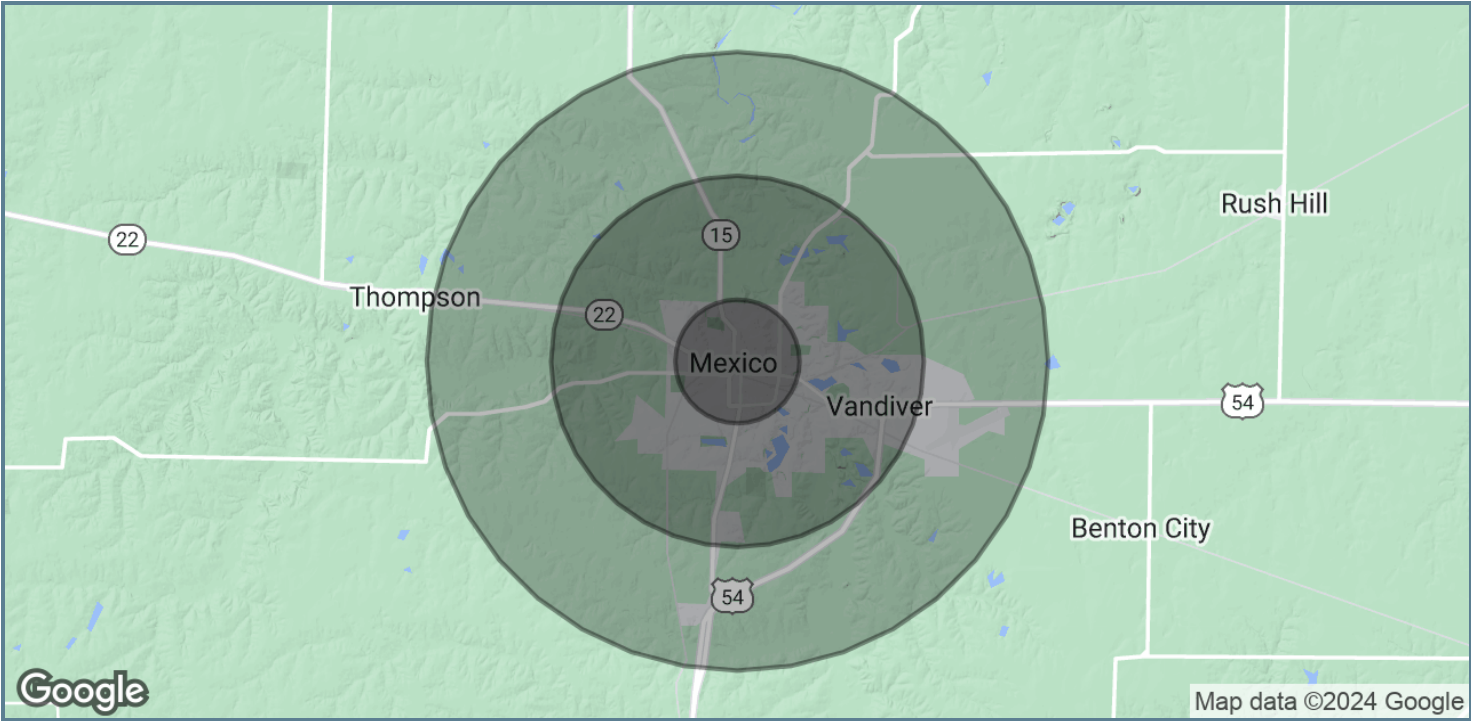
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,987	9,609	13,198
Average Age	40.2	38.6	39.6
Average Age (Male)	36.5	34.6	36.0
Average Age (Female)	39.7	40.8	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,325	4,275	5,925
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$43,919	\$51,852	\$53,740
Average House Value	\$99,605	\$147,920	\$142,299

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

**DOLLAR GENERAL**



## 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.

