

# 53 E. MARKET ST.

53 E. MARKET ST., WABASH, IN 46992

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in the heart of Wabash, the area surrounding 53 E. Market St. offers a captivating mix of local attractions and conveniences, creating an inviting environment for retail or strip center tenants. The property benefits from its close proximity to the bustling historic downtown, renowned for its charming array of local shops, restaurants, and cultural venues, creating a vibrant atmosphere with a steady flow of foot traffic. Additionally, nearby attractions such as the Honeywell Center and the Wabash County Historical Museum contribute to the area's appeal, drawing engaged locals and visitors alike. With its welcoming community ambiance and a strong sense of camaraderie, the location provides an exceptional opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Wabash market.

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	7,745 SF
Building Size:	7,745 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,610	5,380	6,171
Total Population	3,209	10,972	12,652
Average HH Income	\$50,341	\$54,155	\$56,534

SPACES	LEASE RATE	SPACE SIZE
53 E Market St	Contact Broker for Pricing	7,745 SF

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:	7,745 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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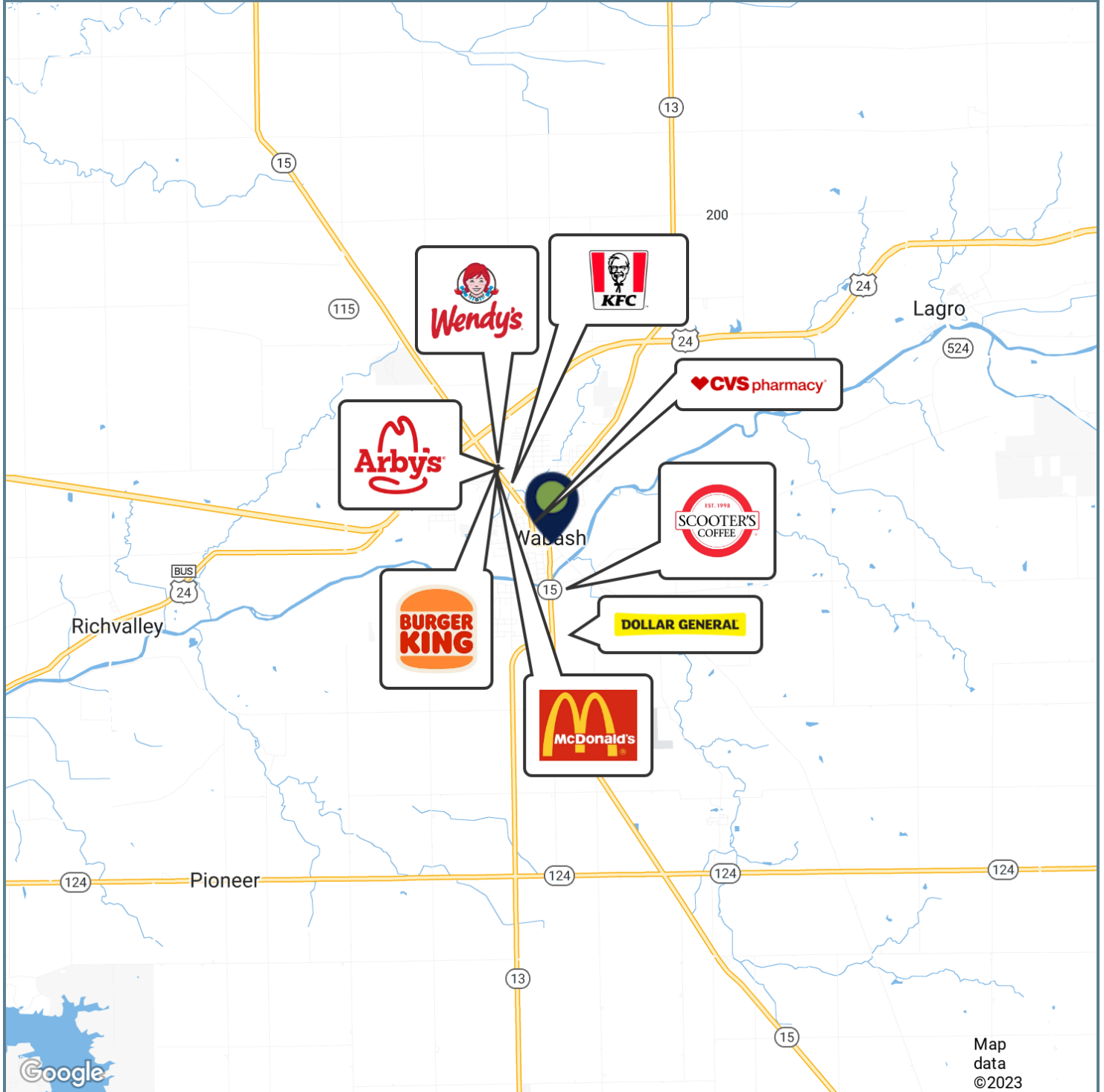


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## RETAILER MAP



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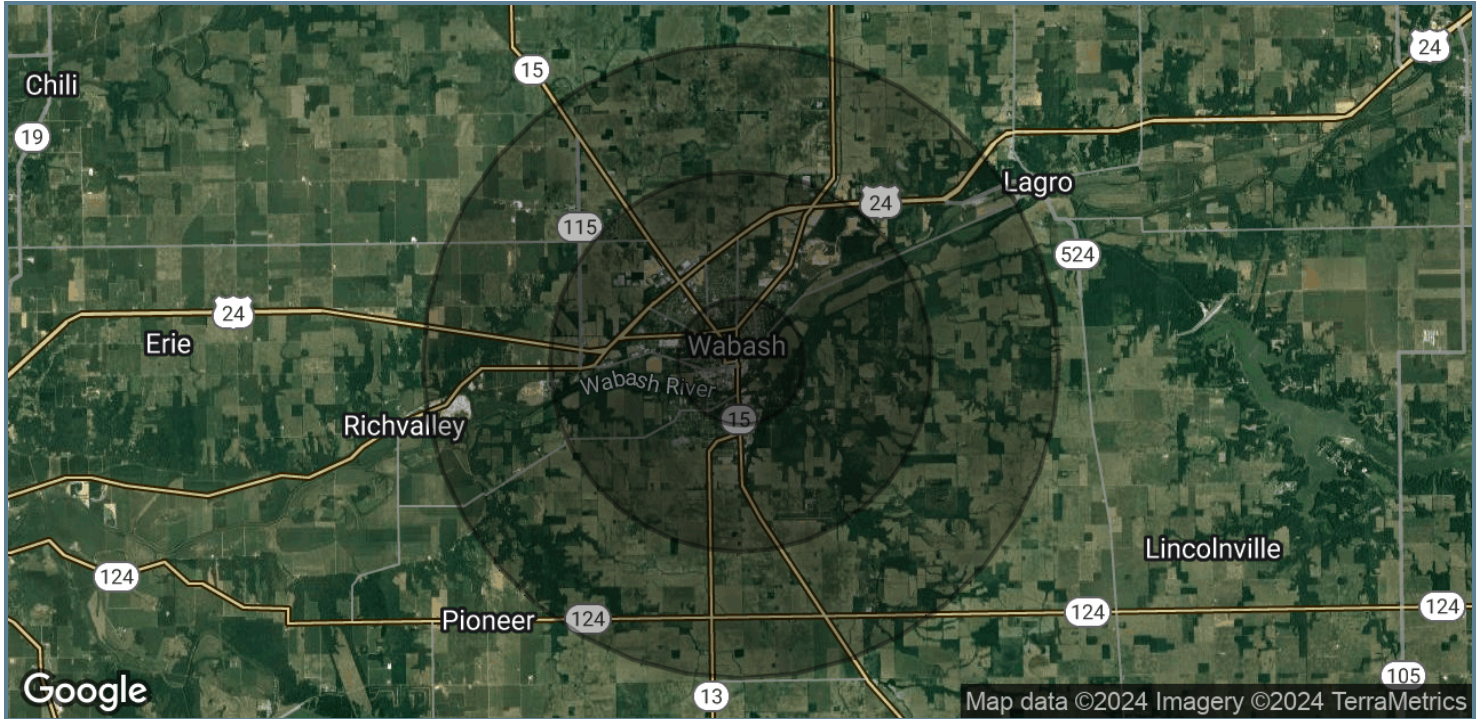
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,209	10,972	12,652
Average Age	40.2	42.1	42.8
Average Age (Male)	35.7	36.7	38.2
Average Age (Female)	43.4	45.6	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,610	5,380	6,171
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$50,341	\$54,155	\$56,534
Average House Value	\$88,475	\$96,321	\$106,120

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.

