

104 N. HIGHLAND ST.

104 N. HIGHLAND ST., CREVE COEUR, IL 61610

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the vibrant community of Creve Coeur, IL, conveniently located near the prime location of 104 N. Highland St. This bustling area is an ideal fit for Retail/Strip Center tenants, surrounded by a variety of nearby points of interest. Explore the charming local shopping scene and embrace the community events that add to the area's lively atmosphere. Take advantage of the area's close proximity to the scenic community parks, which offer a welcoming and family-friendly environment to residents and visitors alike. The property's strategic location amidst a blend of residential neighborhoods and commercial areas ensures a steady flow of potential customers, making it an ideal location for retail success.

PROPERTY HIGHLIGHTS

- Customer-convenient parking facilities
- Flexible layout for customizable retail space
- Versatile space suitable for diverse businesses
- Ideal opportunity to establish or expand retail presence

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,352 SF
Building Size:	2,352 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,982	13,401	43,055
Total Population	4,215	28,139	91,153
Average HH Income	\$68,524	\$49,440	\$51,399

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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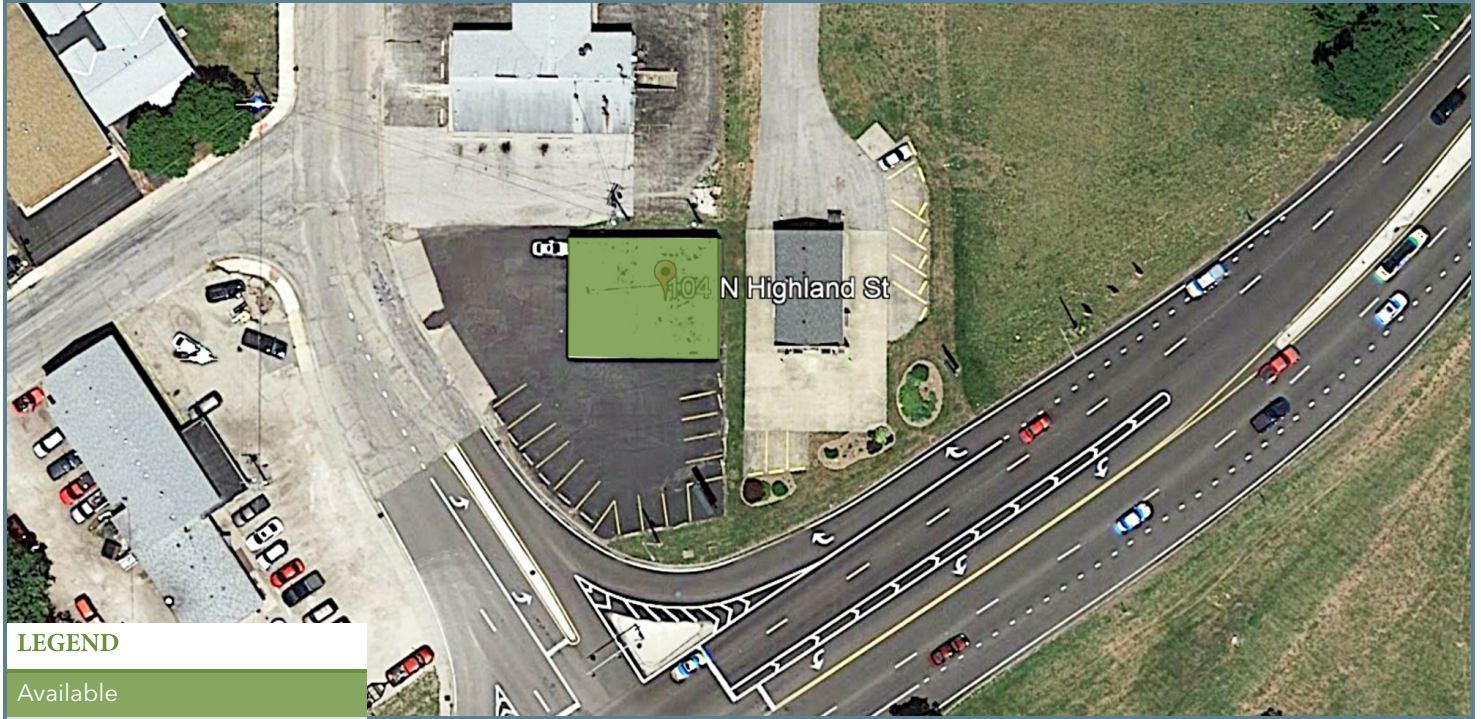
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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,352 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
104 N Highland St	Available	2,352 SF	NNN	Negotiable	-

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RETAILER MAP



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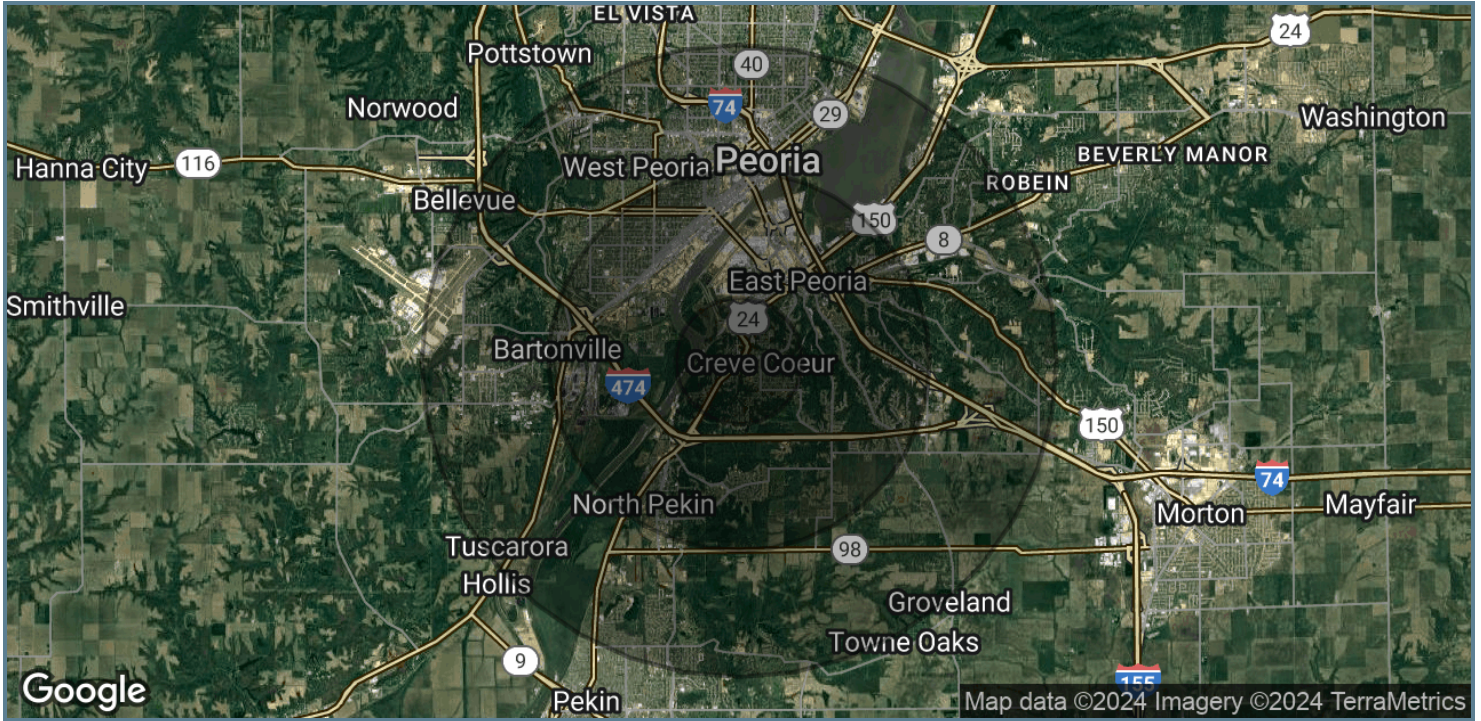
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,215	28,139	91,153
Average Age	36.0	38.0	37.7
Average Age (Male)	36.7	37.1	35.9
Average Age (Female)	38.1	38.8	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,982	13,401	43,055
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$68,524	\$49,440	\$51,399
Average House Value	\$79,996	\$87,704	\$101,809

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.

