

709 W. MAIN ST.

709 W. MAIN ST., MARION, IL 62959

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 709 W. Main St. in Marion emanates a vibrant and lively atmosphere, making it an attractive location for prospective retail or strip center tenants. The property benefits from its close proximity to a bustling commercial district, offering an array of local shops, dining options, and cultural attractions, creating a dynamic environment and steady foot traffic. Additionally, nearby landmarks such as the stunning Tower Square and the acclaimed Marion Carnegie Library contribute to the area's appeal, attracting both locals and visitors. With its strong community engagement, favorable demographics, and convenient access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Marion market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location

OFFERING SUMMARY

Lease Rate:	Currently Occupied Contact if Interested
Number of Units:	4
Available SF:	3,314 SF
Building Size:	8,366 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,767	8,761	11,251
Total Population	7,067	17,727	23,563
Average HH Income	\$40,924	\$56,020	\$61,758

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,314 SF	Lease Rate:	Currently Occupied Contact if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
709 W Main St	Athletico Physical Therapy	2,188 SF	NNN	-	-
709 W Main St	Available	3,314 SF	NNN	Contact Broker for Pricing	-
709 W Main St	Vapor Maven	1,514 SF	NNN	-	-
709 W Main St	China Wok	1,350 SF	NNN	-	-

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RETAILER MAP



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209 Powell Place

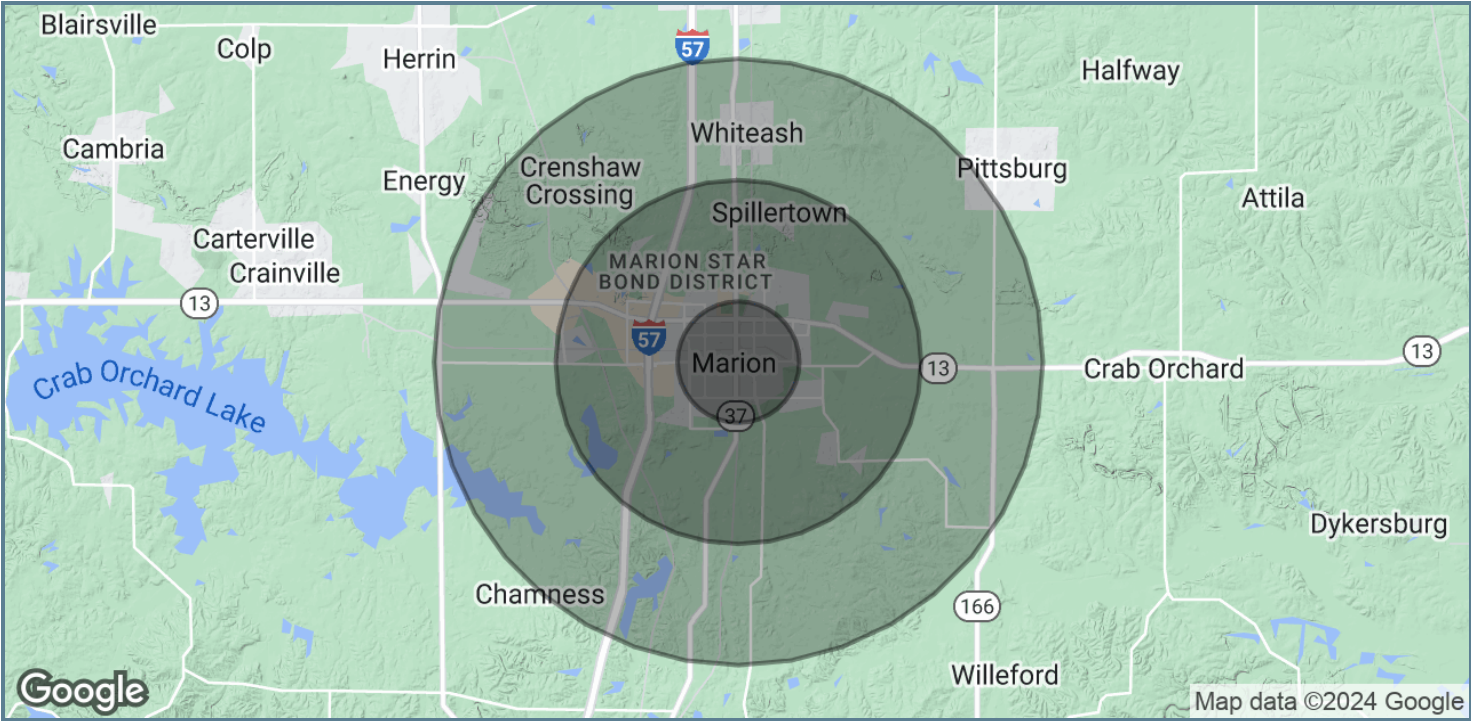
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,067	17,727	23,563
Average Age	38.7	40.5	41.8
Average Age (Male)	34.4	38.6	40.4
Average Age (Female)	41.5	41.6	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,767	8,761	11,251
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$40,924	\$56,020	\$61,758
Average House Value	\$96,388	\$122,209	\$132,681

2020 American Community Survey (ACS)

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LEGACY
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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.

