

# 711 CENTRAL AVE.

711 CENTRAL AVE., CONNERSVILLE, IN 47331

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in the heart of Connersville, the area surrounding 711 Central Ave. offers a diverse and bustling community suitable for a prospective retail or strip center tenant. The property benefits from its proximity to the vibrant downtown area, featuring an array of local shops, dining options, and cultural venues, creating a lively atmosphere with a steady flow of foot traffic. Additionally, nearby attractions such as Roberts Park and the Connersville Historical Museum add to the area's appeal, attracting engaged locals and visitors. With its welcoming community vibe and strategic location, the area provides an excellent opportunity for retail businesses to establish a strong presence and cater to the diverse needs of the Connersville market.

### PROPERTY HIGHLIGHTS

- 7,048 SF building offering ample space for retail or strip center setup
- Prime location in the bustling Connersville area
- Strong potential for high rental income and long-term investment returns

### OFFERING SUMMARY

Sale Price:	\$700,000
Building Size:	7,048 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,574	7,048	8,403
Total Population	5,252	14,540	17,654
Average HH Income	\$38,209	\$43,953	\$48,103

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

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



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ADDITIONAL PHOTOS



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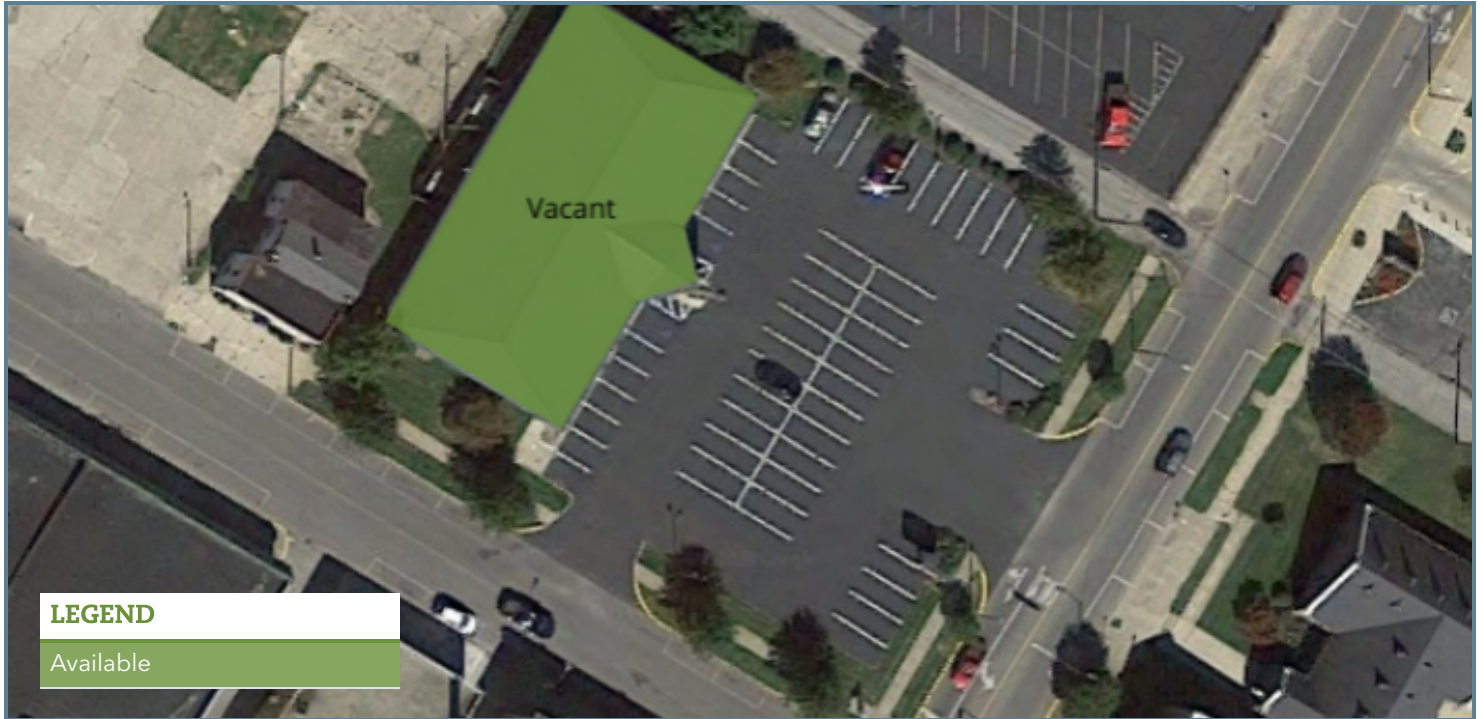
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,048 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
711 N Central Ave	Available	7,048 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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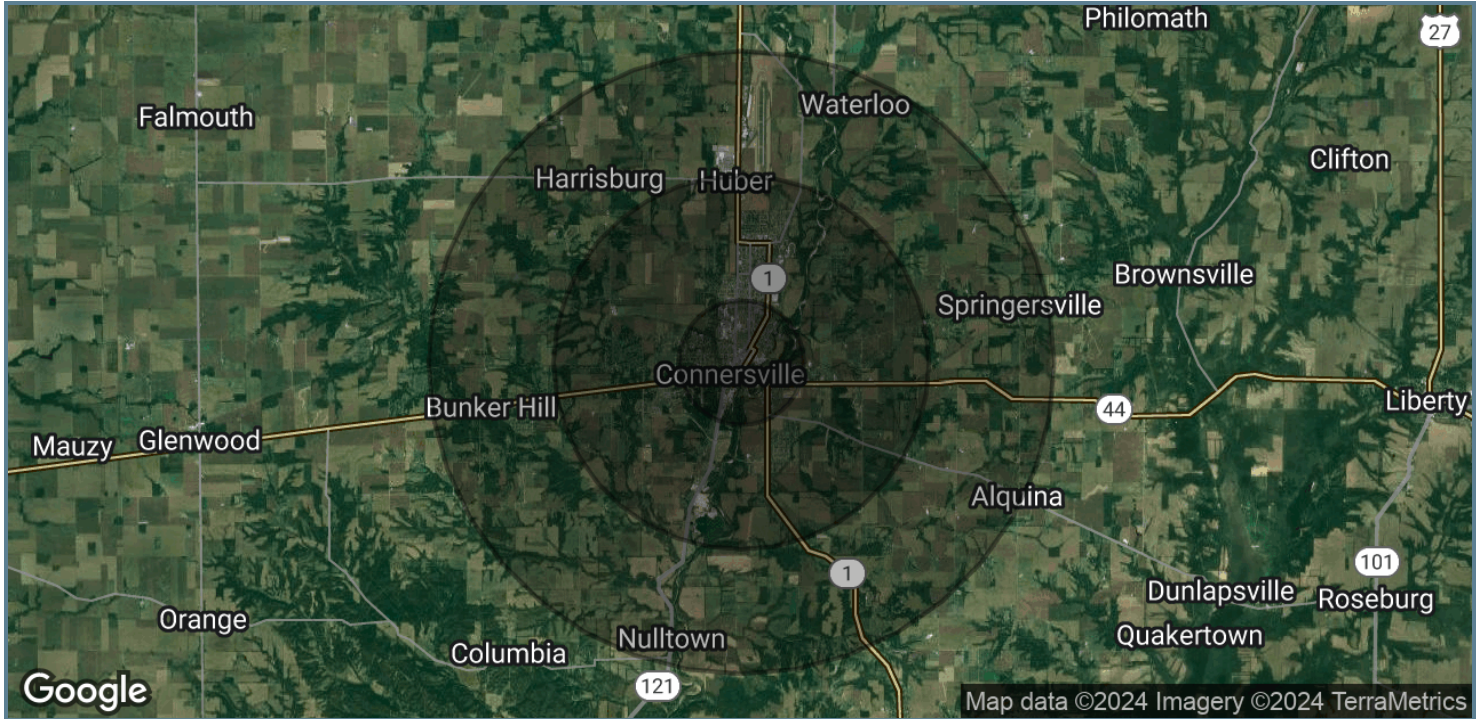
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,252	14,540	17,654
Average Age	39.6	42.0	42.9
Average Age (Male)	39.4	40.9	41.7
Average Age (Female)	39.8	43.2	44.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,574	7,048	8,403
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$38,209	\$43,953	\$48,103
Average House Value	\$91,671	\$91,217	\$94,372

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.

