

954 RIDGE RD.

954 RIDGE RD., LACKAWANNA, NY 14218

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled within the vibrant community of Lackawanna, the area surrounding 954 Ridge Rd. offers a dynamic blend of residential and commercial amenities. Situated just moments away from the scenic waterfront, this prime location presents an exceptional opportunity for retail and free-standing building tenants. Nearby attractions such as the Lackawanna Public Library, Veterans Stadium, and the Lackawanna Ice Arena, are sure to draw foot traffic and enhance the property's visibility. Additionally, the bustling commercial thoroughfare provides easy access to local shopping centers, dining destinations, and entertainment venues, further enriching the appeal of this coveted location.

PROPERTY HIGHLIGHTS

- Prime location on 954 Ridge Rd., Lackawanna, NY, 14218
- High visibility for retail or free-standing building
- Ample on-site parking for tenants and customers
- Thriving local community for steady foot traffic

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	4,164 SF
Building Size:	5,563 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,482	38,327	82,038
Total Population	15,463	79,105	163,324
Average HH Income	\$57,094	\$58,018	\$56,677

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



Presented By:

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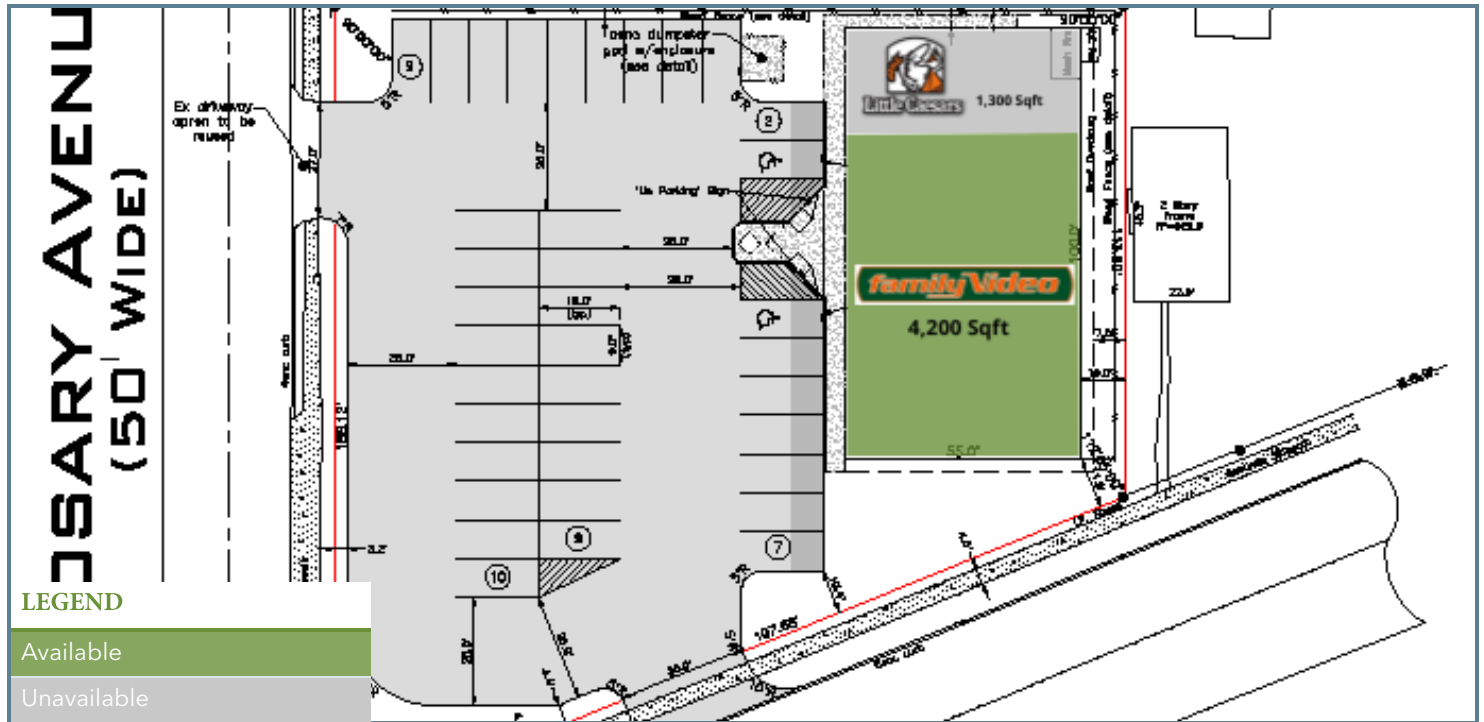
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,164 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
954 Ridge Rd.	Available	4,164 SF	NNN	Contact Broker for Pricing	-
954 Ridge Rd.	Haleez Ultimate Sweet Shop	1,399 SF	NNN	-	-

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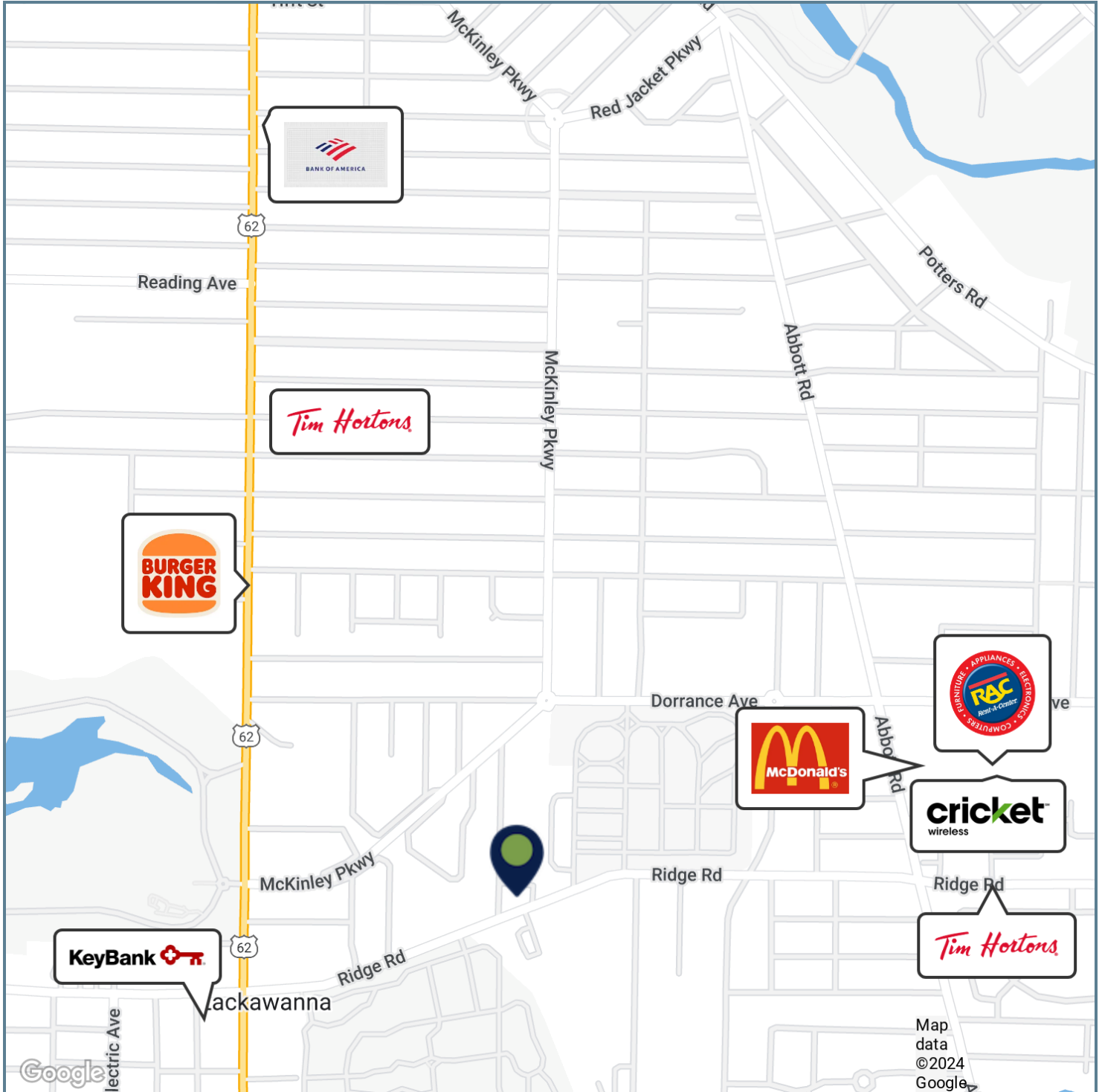
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RETAILER MAP



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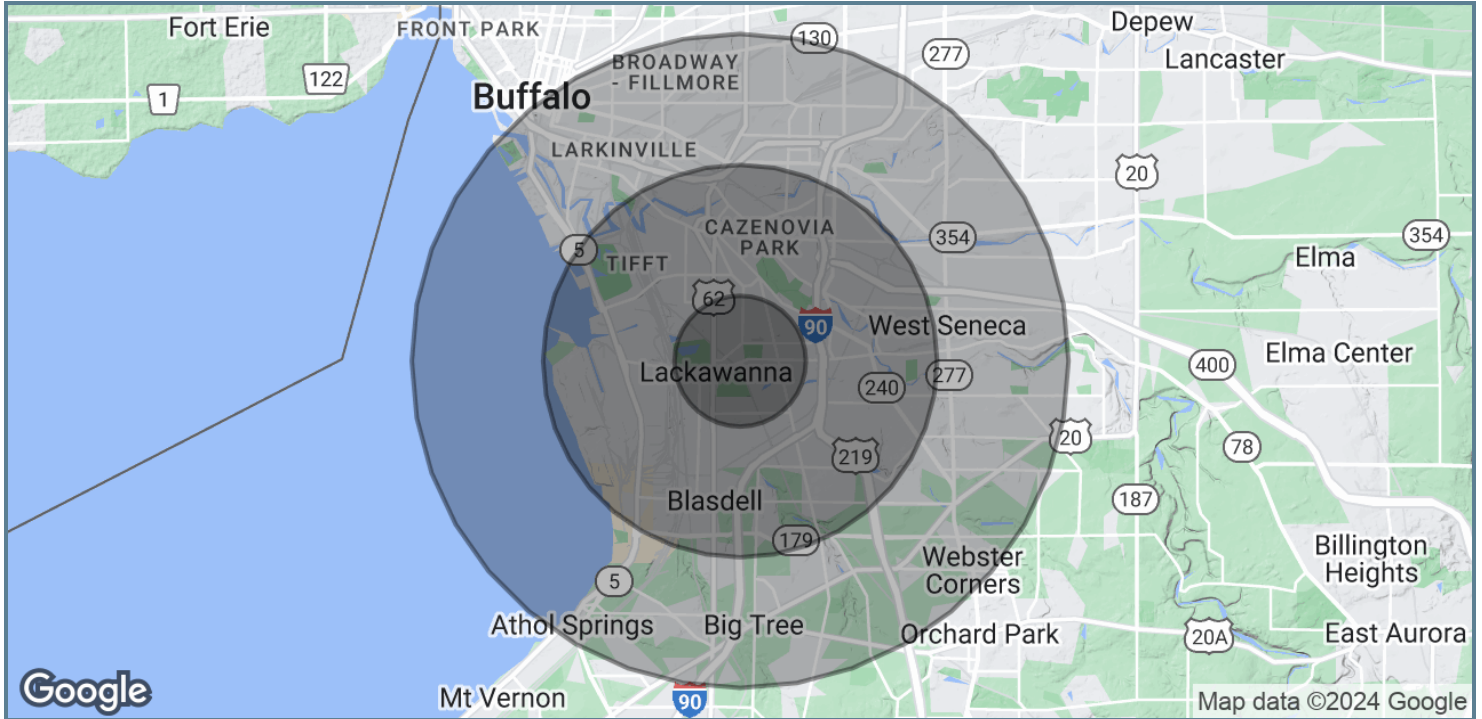
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,463	79,105	163,324
Average Age	42.4	41.0	41.8
Average Age (Male)	42.0	40.0	40.5
Average Age (Female)	43.6	42.1	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,482	38,327	82,038
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$57,094	\$58,018	\$56,677
Average House Value	\$123,550	\$118,824	\$121,487

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.

