

980 S. MAIN ST.

980 S. MAIN ST., LEXINGTON, NC 27292



PROPERTY SUMMARY



LOCATION DESCRIPTION

Positioned in the heart of Lexington, 980 S. Main St. offers a prime retail location in a vibrant community. Just steps from the property, tenants can tap into a bustling commercial district with a diverse array of local shops, restaurants, and entertainment venues. The area's charming small-town atmosphere and welcoming community make it an ideal setting for retail businesses. With popular destinations like the Bob Timberlake Gallery and the Childress Vineyards just a short drive away, tenants can attract both local residents and visitors alike. This lively location presents an exciting opportunity for retail or strip center tenants to establish a thriving presence in the heart of Lexington.

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	4
Available SF:	2,897 - 5,375 SF
Building Size:	12,511 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,734	10,935	17,602
Total Population	5,620	23,161	37,660
Average HH Income	\$30,704	\$39,151	\$45,098

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Versatile layout for retail or strip center businesses
- Located in a bustling commercial district

Presented By:

Legacy Commercial Property
847.904.9200
info@legacyp.com

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ADDITIONAL PHOTOS



Presented By:

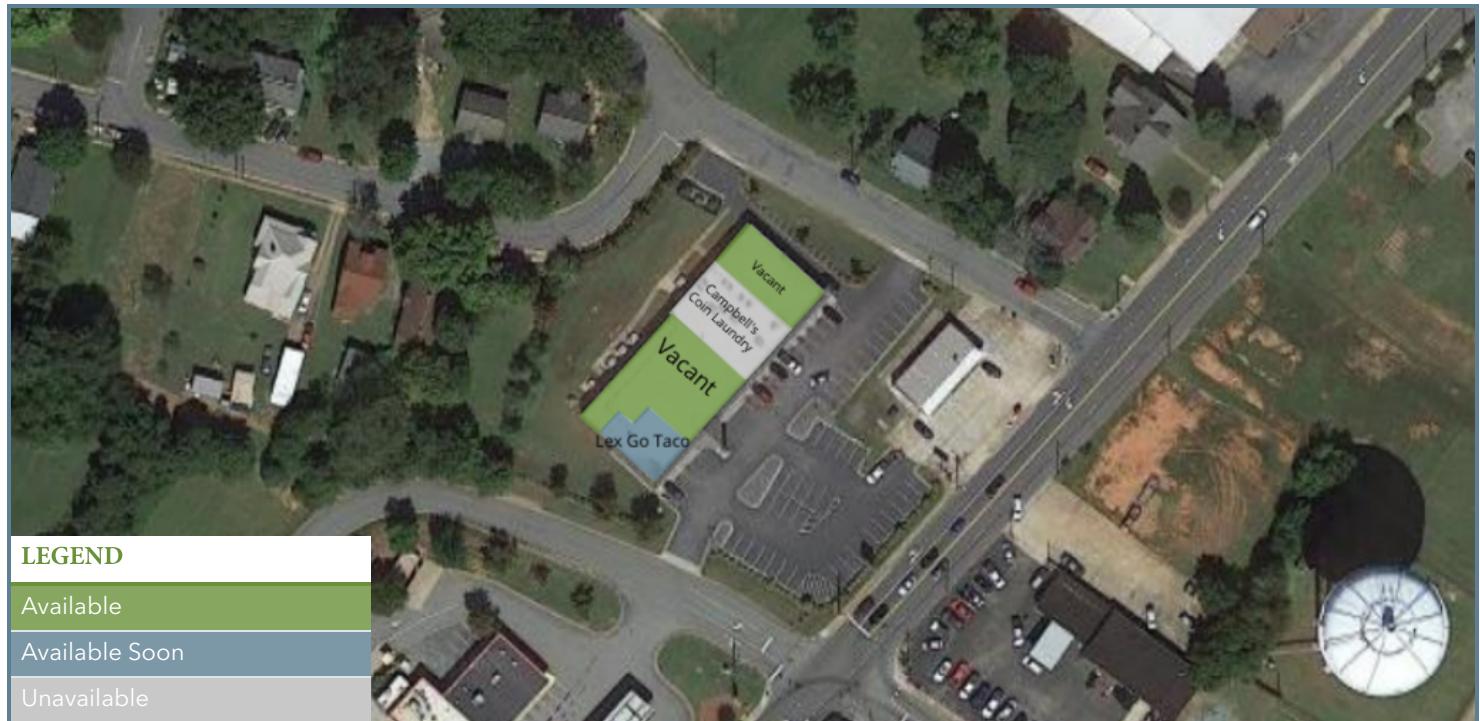
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 **LEGACY**
COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
<http://legacyp.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,897 - 5,375 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
980 S. Main St.	Lex Go Taco	1,437 SF	NNN	Currently Occupied Inquire if Interested	-
980 S. Main St.	Available	5,375 SF	NNN	Contract Broker for Pricing	-
980 S. Main St.	Campbell's Coin Laundry, LLC	2,800 SF	NNN	-	-
980 S. Main St.	Available	2,897 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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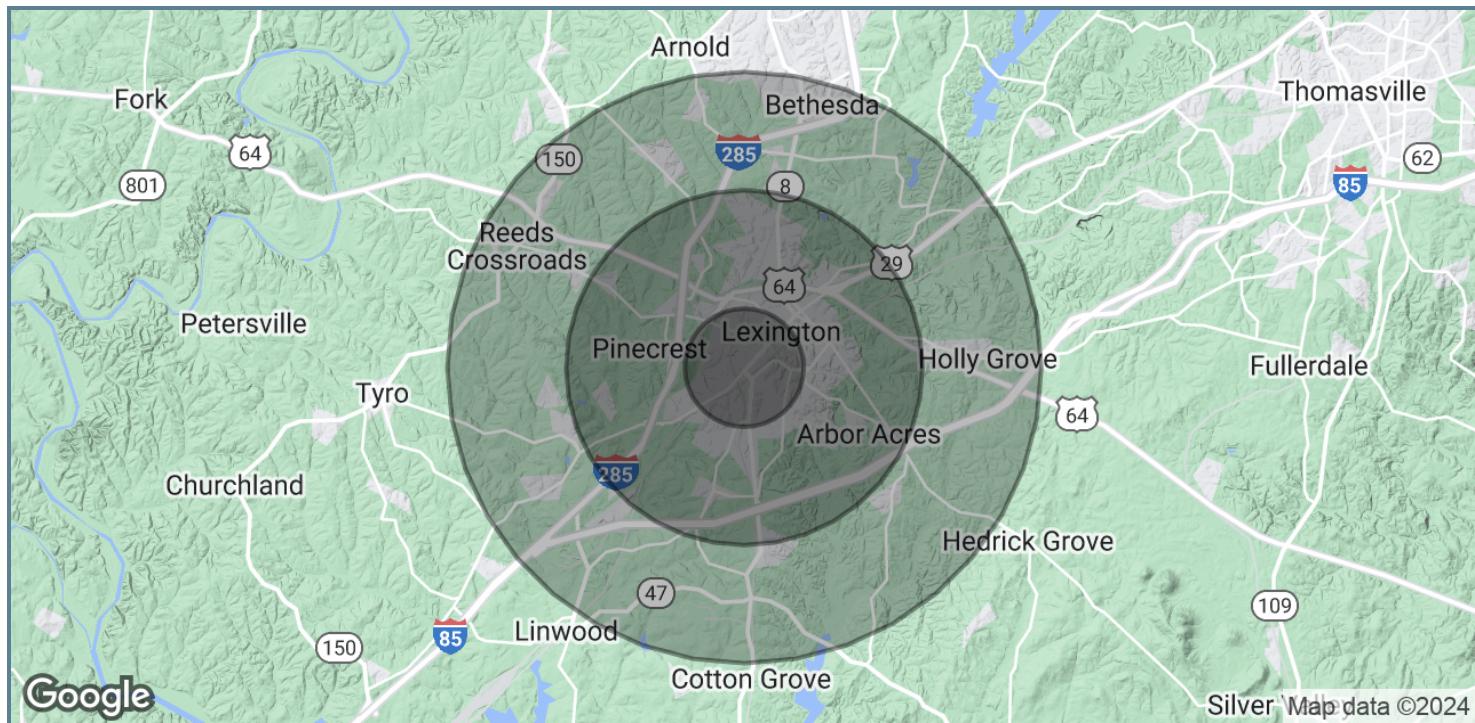
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,620	23,161	37,660
Average Age	36.1	38.8	40.5
Average Age (Male)	33.1	37.5	39.3
Average Age (Female)	35.7	39.1	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,734	10,935	17,602
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$30,704	\$39,151	\$45,098
Average House Value	\$91,600	\$105,136	\$123,115

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

DOLLAR GENERAL



CVS pharmacy®



T-Mobile

State Farm



DUNKIN'



KeyBank

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.

