

6370 PLEASANT AVE.

6370 PLEASANT AVE., FAIRFIELD, OH 45014

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 6370 Pleasant Ave. in Fairfield offers an alluring location for prospective retail or strip center tenants. The property benefits from its close proximity to a vibrant mix of local businesses, popular dining options, and community attractions, ensuring a bustling atmosphere with consistent foot traffic. Additionally, nearby landmarks such as Village Green Park and Jungle Jim's International Market contribute to the area's appeal, drawing in both residents and visitors. With its strong sense of community, favorable demographics, and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and meet the diverse consumer needs of the Fairfield market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning
- Ideal for a variety of retail or commercial uses

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,246 - 3,349 SF
Building Size:	11,716 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,923	25,534	55,639
Total Population	9,319	60,955	130,788
Average HH Income	\$81,727	\$75,957	\$67,933

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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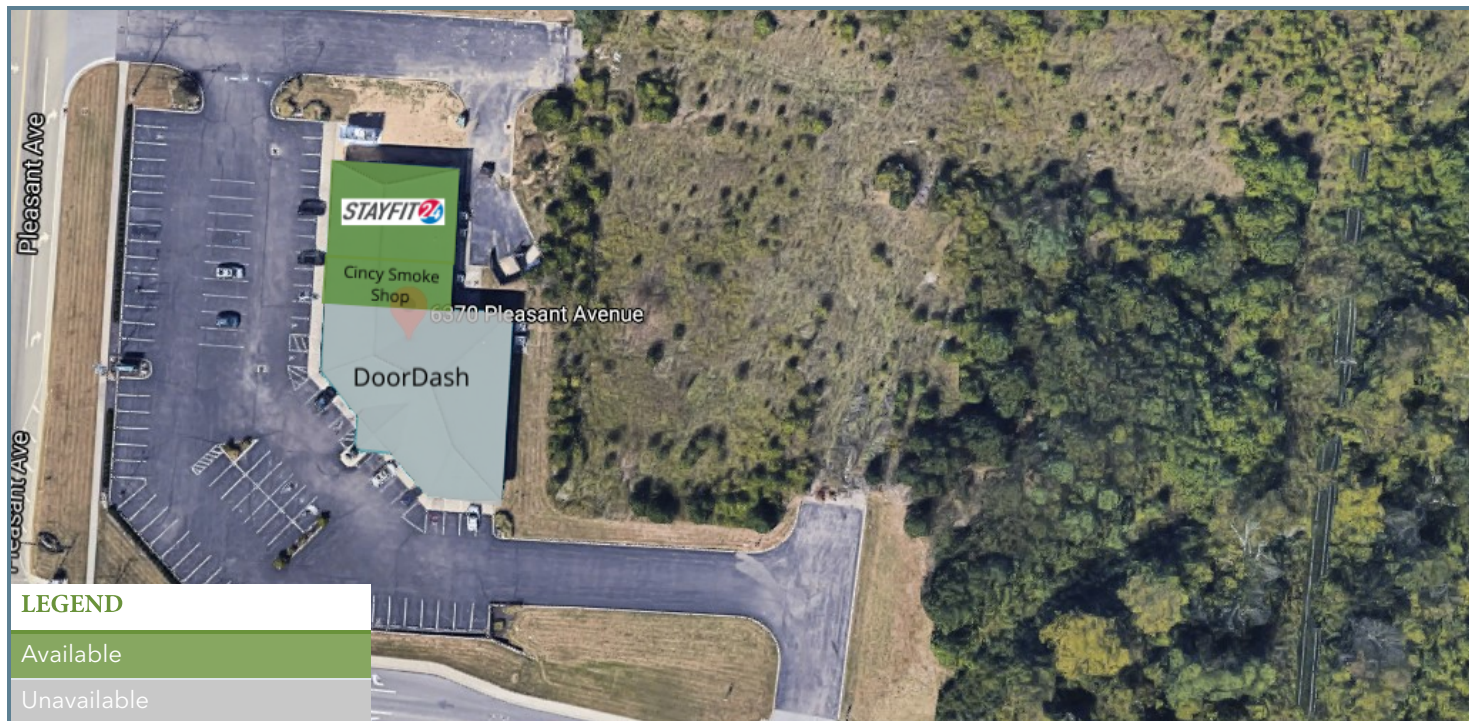
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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,246 - 3,349 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6370 Pleasant Ave	Available	3,349 SF	NNN	Contact Broker for Pricing	-
6370 Pleasant Ave	Available	1,246 SF	NNN	Contact Broker for Pricing	-
6370 Pleasant Ave	DoorDash	7,121 SF	NNN	-	-

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RETAILER MAP



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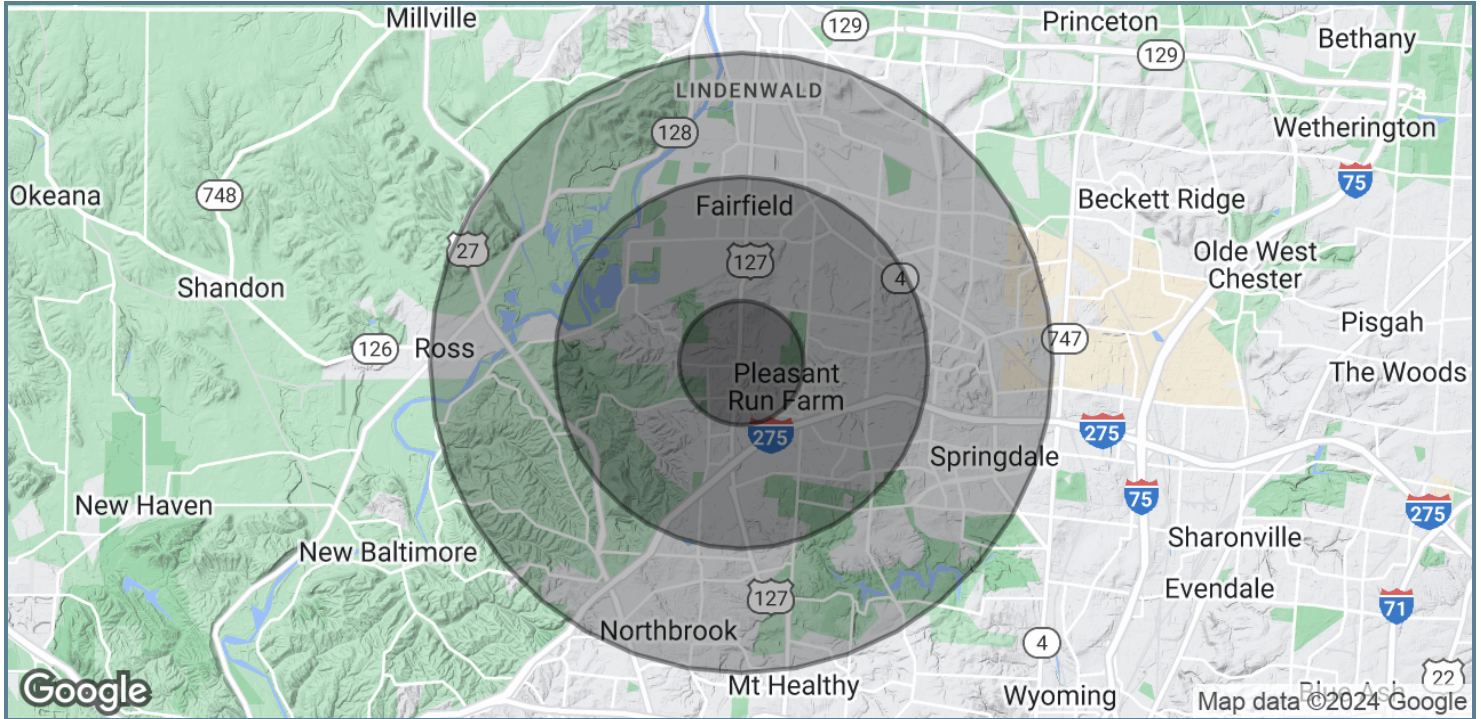
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,319	60,955	130,788
Average Age	42.2	39.3	38.8
Average Age (Male)	39.5	37.2	36.4
Average Age (Female)	43.9	41.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,923	25,534	55,639
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,727	\$75,957	\$67,933
Average House Value	\$161,508	\$144,505	\$128,931

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.

