

520 HARDING WAY W.

520 HARDING WAY W. , GALION, OH 44833

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 520 Harding Way W. in Galion presents an appealing location for prospective retail or free-standing building investors or tenants. The property benefits from its close proximity to a diverse mix of local businesses, popular dining options, and community attractions, ensuring a dynamic atmosphere with steady foot traffic. Additionally, nearby landmarks such as the historic Big Four Depot and Brownella Cottage offer a unique charm, 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 or free-standing building investments to establish a prominent presence and cater to the diverse consumer needs of the Galion 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:	1
Available SF:	4,766 SF
Building Size:	4,766 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,743	6,136	8,789
Total Population	5,655	12,448	18,068
Average HH Income	\$46,168	\$47,359	\$49,783

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,766 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
520 Harding Way W.	Available	4,766 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



Map data ©2024

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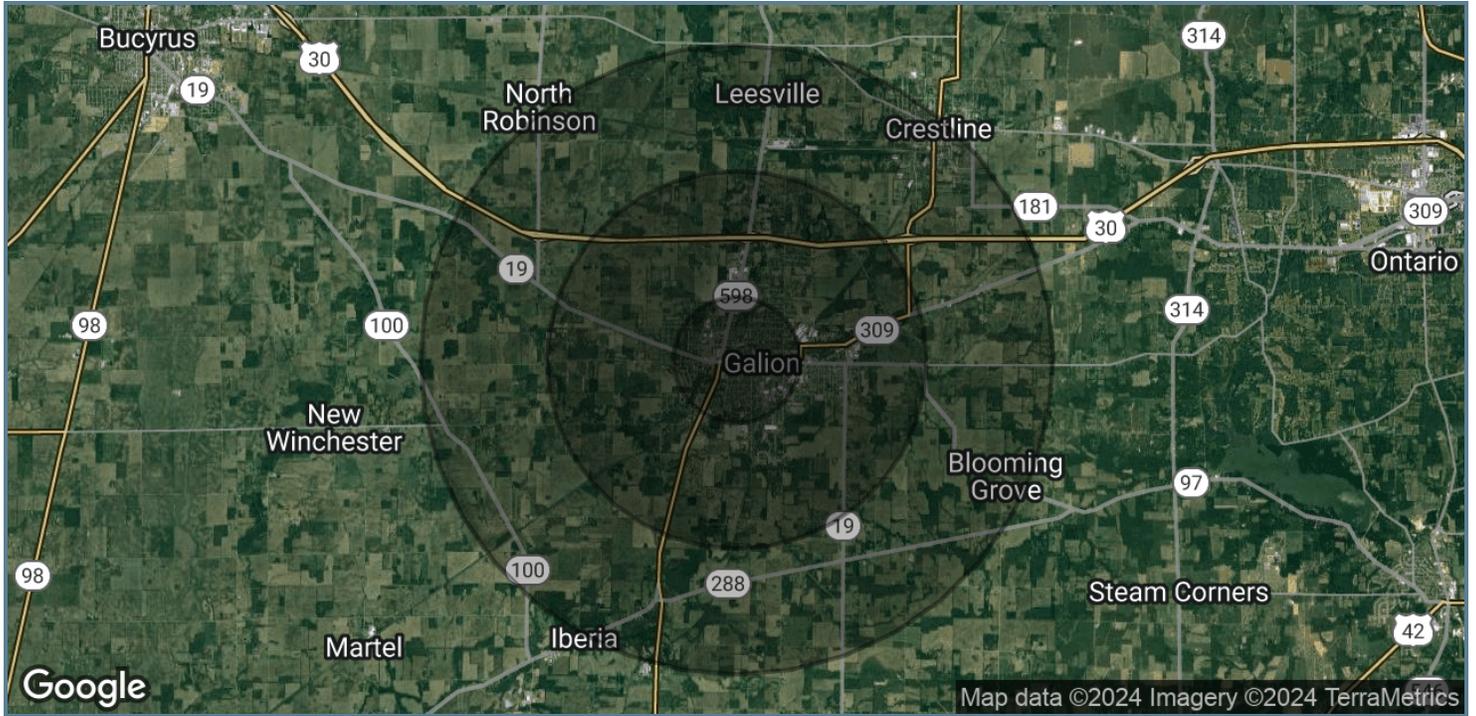
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,655	12,448	18,068
Average Age	38.3	42.7	42.2
Average Age (Male)	37.5	41.8	41.9
Average Age (Female)	39.5	44.0	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,743	6,136	8,789
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$46,168	\$47,359	\$49,783
Average House Value	\$80,050	\$87,574	\$92,262

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.

