

# 2010 LAMAR AVE.

2010 LAMAR AVE., PARIS, TX 75460



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the vibrant community surrounding 2010 Lamar Ave. in Paris, TX, 75460. This bustling area boasts a variety of shopping centers, restaurants, and entertainment venues, providing an attractive backdrop for a retail/strip center. Nearby, the Paris Towne Center and Lamar Square offer a diverse mix of retail options, drawing in a steady flow of traffic and potential customers. The historic downtown district is also within easy reach, featuring charming boutiques, cafes, and cultural attractions for patrons to explore. With its dynamic blend of commerce and culture, the location offers an inviting opportunity for retail businesses to establish a prominent presence and thrive in the heart of Paris.

### PROPERTY HIGHLIGHTS

- Versatile and customizable retail/strip center space
- Prime location in a high-traffic area
- Excellent visibility for maximum exposure
- Ideal setting for retail businesses looking to thrive

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested		
Number of Units:	2		
Available SF:	6,000 SF		
Building Size:	7,200 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,837	9,760	13,312
Total Population	7,623	20,119	27,748
Average HH Income	\$39,016	\$42,171	\$43,890

Presented By:

Legacy Commercial Property  
847.904.9200  
info@legacyp.com

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ADDITIONAL PHOTOS



Presented By:

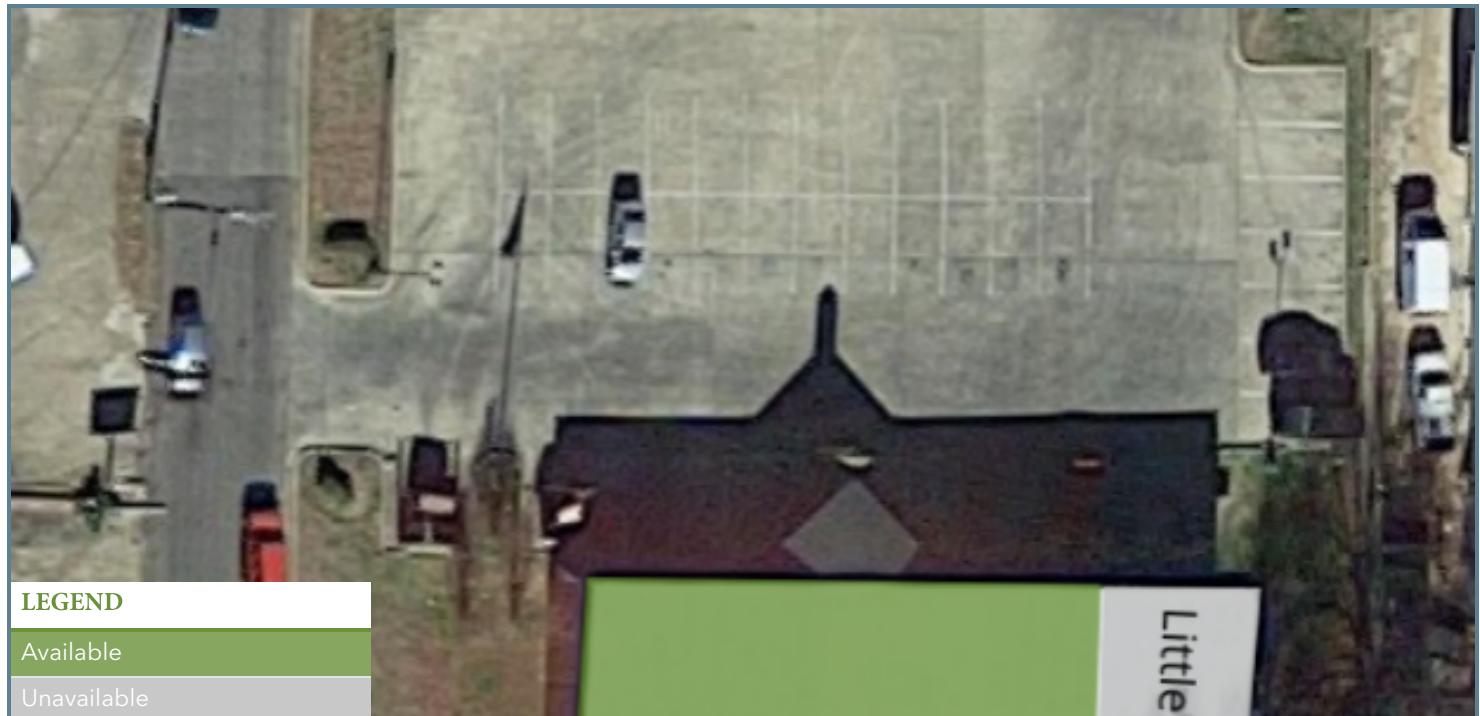
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 **LEGACY**  
COMMERCIAL PROPERTY  
209 Powell Place  
Brentwood, TN 37027  
<http://legacyp.com>

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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2010 Lamar Ave	Little Caesar's	1,200 SF	NNN	-	-
2010 Lamar Ave	Available	6,000 SF	NNN	Contact Broker for Pricing	-

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## RETAILER MAP



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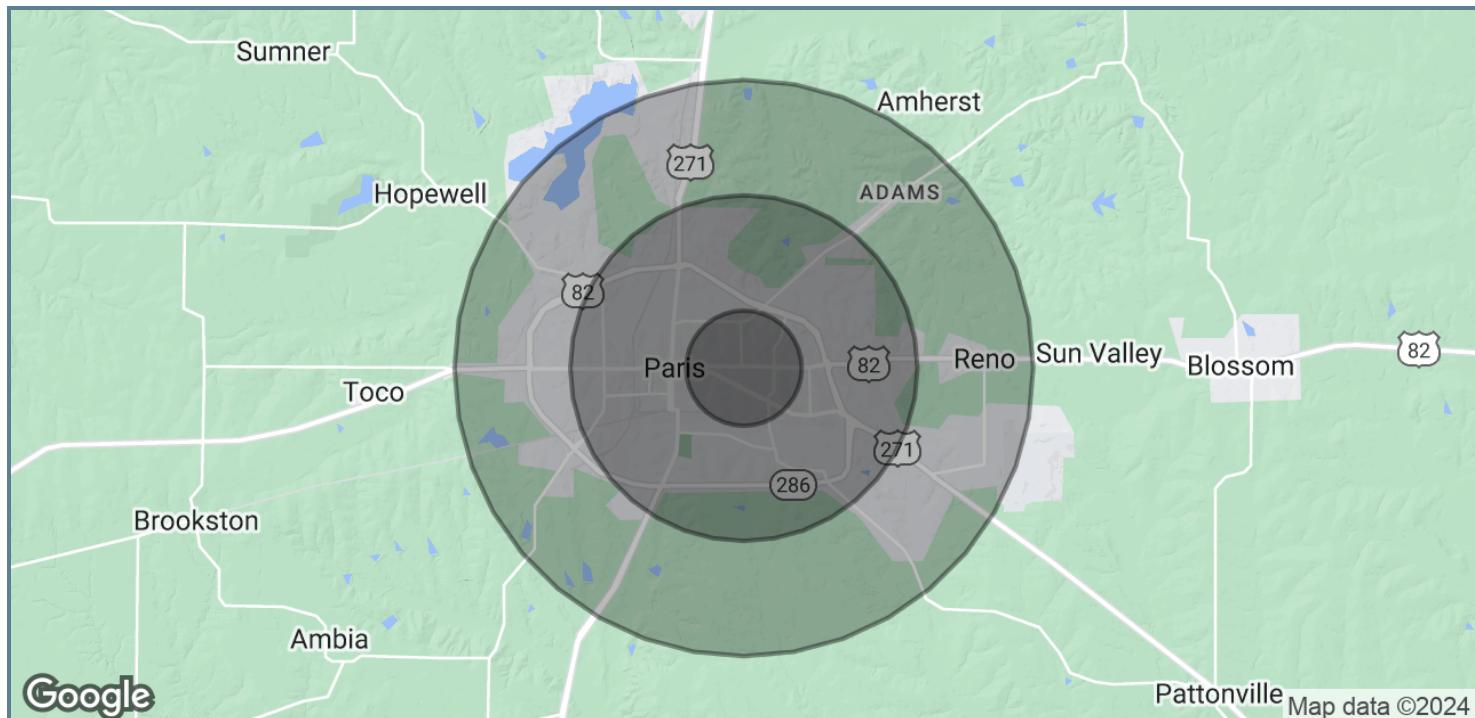
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,623	20,119	27,748
Average Age	39.9	40.6	40.5
Average Age (Male)	38.5	37.1	36.6
Average Age (Female)	41.4	43.3	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,837	9,760	13,312
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$39,016	\$42,171	\$43,890
Average House Value	\$73,904	\$88,741	\$94,550

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.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

